

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

www.sc-democrat.com



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

TODAY

FRIDAY, DECEMBER 26, 2014 3B

To place your Classified ad, call
845-887-5200
Monday-Friday 8:30 a.m.-5 p.m.
Fax your ad copy to (845) 887-5386
E-mail your ad: class@sc-democrat.com
Mail-in form: P.O. Box 308, Callicoon, NY 12723

AUCTIONS

Tiny house AUCTION, Vermont post & beam sheds, Live-stock shelters & fire-stock storage January 22, 2015 Absolute no reserve Bid online 802 297 3760 www. Jamaica Cottage Shop.com

MISCELLANEOUS

SAWMILLS from only \$4397. Make & save money with your own bandmill. Cut lumber any dimension. In stock ready to ship. FREE Info/DVD: www.NorwoodSawmills.com 1-800-578-1363 Ext.300N

HELP WANTED

COCHETON MILLS INC.
Full time position available for reliable, experienced truck driver.
CDL license a plus.
We offer a complete benefit package.
If interested apply in person at COCHETON MILLS, INC. 30 DEPOT RD., COCHETON, NY 12726.

APARTMENTS

Godfrey Meadows Senior Housing
68 Godfrey Road, Bloomingburg, NY
ACCEPTING APPLICATIONS NOW
2 HANDICAP UNITS AVAILABLE
\$639 rent with heat and hot water included
APPLICATIONS NEEDED
Other units available! APPLY NOW
A great community
Consider a 1 bedroom Apartment
Section 8 Vouchers Accepted
Amenities Include: 24-Hour Maintenance
55 and older to qualify
Income restrictions apply.
For qualification and application information
Call 1-800-338-8538
1-800-338-8538 TTY Accessible
Professionally managed by
Realty Resources Management
This institution is an equal opportunity provider & employer.

BUILDERS/ CONTRACTORS

DARDER STONE WORKS - Custom Stone Masonry. Walkways, patios, stone walls, chimneys, veneers. Check us out
www.darderstone.com or call 845-747-4136

HAS YOUR BUILDING shifted or settled? Contact Woodford Brothers Inc, for straightening, leveling, foundation and wood frame repairs at 800-OLD-BARN. woodfordbro.com. "Not applicable in Queens County"

LEGAL NOTICES

LEGAL NOTICE
2015 - Debra Gabriel, Town of Bethel Tax Collector
betheltaxcollector@hvc.rr.com; 845-583-4350 ext. 18; Fax: 845-583-4710
I, Debra Gabriel, will collect taxes at the Bethel Town Hall, 3454 Route 55, White Lake, NY 12786 as follows:
January: Monday - Thursday, 1 p.m. - 6 p.m.
Friday during the month of January: 8 a.m. to 6 p.m.
Saturdays in January - 10 a.m. - 3 p.m.
Sunday, January 25th: 11 a.m. - 4 p.m.
February: Wednesday, Friday, Saturday - 1 p.m. - 6 p.m.
March: Monday and Tuesday - 9 a.m. to 4 p.m.
Closed Saturday, Sunday except where noted and holidays.
Only send payment stub that applies to your payment.
Do not staple or tape your check and bills together. Send original payment stub with the bar code.
Everyone gets a bill and a pink paid receipt.
(Everyone should receive a tax bill.

LEGAL NOTICE
2015 - Debra Gabriel, Town of Bethel Tax Collector
betheltaxcollector@hvc.rr.com; 845-583-4350 ext. 18; Fax: 845-583-4710
I, Debra Gabriel, will collect taxes at the Bethel Town Hall, 3454 Route 55, White Lake, NY 12786 as follows:
January: Monday - Thursday, 1 p.m. - 6 p.m.
Friday during the month of January: 8 a.m. to 6 p.m.
Saturdays in January - 10 a.m. - 3 p.m.
Sunday, January 25th: 11 a.m. - 4 p.m.
February: Wednesday, Friday, Saturday - 1 p.m. - 6 p.m.
March: Monday and Tuesday - 9 a.m. to 4 p.m.
Closed Saturday, Sunday except where noted and holidays.
Only send payment stub that applies to your payment.
Do not staple or tape your check and bills together. Send original payment stub with the bar code.
Everyone gets a bill and a pink paid receipt.
(Everyone should receive a tax bill.

APARTMENTS

Godfrey Meadows Senior Housing
68 Godfrey Road, Bloomingburg, NY
ACCEPTING APPLICATIONS NOW
2 HANDICAP UNITS AVAILABLE
\$639 rent with heat and hot water included
APPLICATIONS NEEDED
Other units available! APPLY NOW
A great community
Consider a 1 bedroom Apartment
Section 8 Vouchers Accepted
Amenities Include: 24-Hour Maintenance
55 and older to qualify
Income restrictions apply.
For qualification and application information
Call 1-800-338-8538
1-800-338-8538 TTY Accessible
Professionally managed by
Realty Resources Management
This institution is an equal opportunity provider & employer.

LEGAL NOTICES

LEGAL NOTICE
Escrow Account Holders, this bill is for your records only. Your bill has been forwarded to the bank electronically. You should contact your bank to be sure they received your tax bill. It is your responsibility to be sure your Tax Bill is paid.)
Payments must be for the correct amount or will be returned. This may result in penalties.
Cash payments must be made with the correct amount due (dollars and cents).
Make checks payable to: Debra Gabriel, Tax Collector, PO Box 561, White Lake, NY 12786.
Installment payments are to be paid as follows: 50% of your whole bill must be paid by January 31; 2nd payment is due by February 28th; third payment is due by March 31st.
Address Changes must be in writing. Put a line thru your address - write the correct/new address and return.
Schedule of Interest Charges: January - Par; February - 1%; March - 2%.
An additional payment of \$2.00 will be added to your bill if you have not paid your taxes by March 3, as required by State Law. If you no longer own this property, please forward the bill or return to me.
Tax Collector's Warrant expires March 31; records are returned to: The Sullivan County Treasurer's Office, 100 North Street, Monticello, NY 12701; Phone: 845-794-3000, ext. 0200.
Print current and previous tax bills from the website at www.taxlookup.net/bethel.
We do not maintain this web site after the Warrant has

WANTED

DONATE YOUR CAR
Wheels For Wishes benefiting
MAKE-A-WISH
Hudson Valley
100% Tax Deductible
Call: (914) 468-4999
WheelsForWishes.org

LEGAL NOTICES

closed around April 5th.
STAR Program only applies to your school tax bill.
Notice: You may be eligible for a senior citizen tax exemption or the STAR Program. Primary residence must be the Town of Bethel.
Citizens have until March 1, to apply for these exemptions. Veteran's Exemptions may be applied for; please contact the Assessor's Office, 845-583-4713, Ext. 13 or 14. 25041

LEGAL NOTICE
AUDIT RFP
The Tri-Valley Central School District is soliciting proposals from independent CPAs for its annual audit for fiscal years beginning June 30, 2015 through June 30, 2019. The audit will include all funds of the Board. The audit must be conducted in accordance with GAAS, GASB, NYS Education Department Minimum Program for Audit, and OMB Circular A-128. Opinions with financial statements, management letter, and presentation of same are required. The Tri-Valley Central School District is an Equal Opportunity Employer. For further information or a copy of the RFP, contact Lisa Raymond at (845) 985-2296, ext. 5201 or email address lisaraymond@trivalleycsd.org. All proposals must be submitted no later than 2:00 p.m. on Friday, January 30, 2015 to Lisa Raymond, Assistant Superintendent for Business, Tri-Valley Central School District, 34 Moore Hill Road, Grahamsville, New York 12740.
Dated: Grahamsville, New York, December 16, 2014
By Order of the Board of Education of

LEGAL NOTICES

Tri-Valley Central School District
Grahamsville, Sullivan County, New York
Norma Pena, District Clerk 24792

LEGAL NOTICE
Index No: 1231/12
NOTICE OF SALE
S U P R E M E
C O U R T - C O U N T Y
O F S U L L I V A N
SRM OF II 2012-1
TRUST, U.S. BANK
TRUST NATIONAL
ASSOCIATION, NOT
IN ITS INDIVIDUAL
CAPACITY BUT
SOLELY AS
TRUSTEE, Plaintiff(s),
Against
MARIO HYMAN,
ANGELA J. RIVERA
A/K/A ANGELA
RIVERA, ET AL.,
Defendant(s).
Pursuant to a
Judgment of Foreclosure
and Sale, duly
entered in the Sullivan
County Clerk's Office
on 10/21/2014, I, the
undersigned Referee,
will sell at public auction
at the Law Office
of H. Cooke Sullivan
County Courthouse,
Monticello, New York
on 1/16/2015 at 10:30
am, premises known
as 21 Cooley Road,
Parkville, NY 12768,
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 Town
of Liberty, County of Sullivan
and State of New York,
and designated on the tax
maps of the Sullivan
County
Treasurer as Section
7., Block 2 and Lot 1.
The approximate
amount of the current
Judgment lien is
\$199,053.90 plus
interest and costs.
The premises will be
sold subject to provisions
of the aforesaid
Judgment of Foreclosure
and Sale; Index #
1231/12.
Bruce Perlmutter,
Esq., Referee.
STIENE & ASSOCIATES, P.C. (Attor-

neys for Plaintiff), 187 East Main Street, Huntington, NY 11743
Dated: 11/26/2014
File Number:
201201025
JVR
24790

LEGAL NOTICE
PUBLIC NOTICE
PLEASE TAKE
NOTICE: the Town of Highland
Town Board will hold the 2015
Re-Organizational Meeting on
Tuesday, January 6, 2015 @ 7:00
PM. The meeting will be held at
the Eldred Town Hall 4 Road,
Eldred New York.
By order of the
Town Board
Doreen Hanson
Town Clerk
Dated December
21, 2014 25020

LEGAL NOTICE
NOTICE IS HEREBY GIVEN, that the Board of Education of the Sullivan West Central School District shall hold a public hearing on the 15th day of January 2015, at 6:45 PM, at the Sullivan West High School Library, Lake Huntington, New York, for the purpose of discussion of the adoption of the Alternate Veterans' Exemption.
Dated: December 22, 2014
By Order of the Board of Education
Sullivan West Central School
Margaret L. Luty,
District Clerk 24999

LEGAL NOTICE
Notice of Formation of SPE Timberline, LLC. Arts. of Org. filed with Secy. of State of N.Y. (SSNY) on 11/20/14. Office location: Sullivan County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 1675 Broadway, NY, NY 10019. Purpose: Any lawful activity. 24565

Construction/Design Coordinator
Eldred Office position available for talented person. Flexible position depending on qualified applicant. Superb computer skills desired. Knowledge of building helpful. \$45k-55k, host of benefits available. Send resumes to sullivancountydesign@gmail.com.

Immediate Openings
Monticello Central School
School Bus Attendant
(10 month position)
Requirements: Candidates must be at least 21 years of age. Have current fingerprint clearance certificate or be able to pass NYS Criminal History Investigation. Must be able to pass NYS Department of Education Physical Performance Test. The district will provide paid training for qualified candidates.
Please forward resumes by Dec. 29th to: Sullivan County BOCES Recruitment Service
6 Weirk Ave., Liberty, NY 12754
or Email recruitment@scboces.org
Attn: Monticello Search EOE

The Western Sullivan Public Library is seeking resumes for the position of part time Library Assistant, with primary duties in adult programming. Qualifications: Bachelor's Degree; this position is subject to Civil Service Examination. Starting salary is \$12/hour and is for 25 hours per week with travel between the three library branches. Application materials (cover letter, resume, and three professional references) must be electronically submitted in PDF format to wpsldirector@rcsls.org **no later than 5PM on Monday January 5, 2015**

SERVICES OFFERED
WELDING CAREERS- Hands on training for career opportunities in aviation, automotive, manufacturing and more. Financial aid for qualified students. Job placement assistance. CALL AIM 888-205-1735

REAL ESTATE
BLACK LAKE!
100 acres. \$69,900. Deeded access on Black Lake. Borders State Forest. Ice Fishing! Private! John Hill, RE Salesperson 315-657-5469. NY Land Quest - nylandquest.com

HOUSES FOR RENT
KENOZA LAKE - CHARMING OLDER 5BR HOME, large backyard overlooking lake, oil heat, \$1000/mo. Security deposit & references required. 608- 647-2637

TOWN OF CALLICOON -Small 2BR, 1BA apt., wrap around deck, country setting, W/D hookup, \$900/mo plus utilities. Security and references req. Available now. Call 845-733-4664 leave msg.

APARTMENTS
APARTMENTS FOR RENT, EVERYTHING INCLUDED
Wade Road, Tri - Valley School District
845-292-9951

WHITE SULPHUR SPRINGS, Studio, 1 Person. partially furnished. Heat, Electric \$600 a month. No Pets. 845-292-3560

WOODRIDGE/DAVOS - 3BR, 2 1/2BA, SS Appliances, Dishwasher, Granite Countertops, HW/ Floors, Steam Shower, Laundry Room. \$1750/mo. 845-436-1215

WANTED

CASH for Coins!
Buying ALL Gold & Silver. Also Stamps & Paper Money, Entire Collections, Estates. Travel to your home. Call Marc in NY: 1-800-959-3419

ADOPTION
Donate your car to Wheels For Wishes, benefiting Make-A-Wish. We offer free towing and your donation is 100% tax deductible. Call 315-400-0797 Today!

Donate your car to Wheels For Wishes, benefiting Make-A-Wish. We offer free towing and your donation is 100% tax deductible. Call 914-468-4999 Today!

ADOPTION: Unplanned Pregnancy?
Caring licensed adoption agency provides financial and emotional support. Choose from loving pre-approved families. Call Joy toll free 1-866-922-3678 or confidential email: Adopt@ForeverFamiliesThroughAdoption.org

LIVESTOCK & POULTRY
LOOKING TO BUY ANY KIND OF LIVESTOCK. Mainly cattle. Call Clarence Meyers (570) 224-4842

Let the Classifieds Work for You!

Solution to Today's Crossword

S	V	O	I	A	N	S	N	O	E	T	S	V	E	E	T
V	H	E	O	I	N	T	O	N	N	E	N	E	H	S	
H	E	D	E	L	I	N	O	N	I	N	O	L	V	H	O
S	L	I	I	V	E	I	N	N	V	H	L	O	O	S	H
E	S	T	V	Y	H	O	I	N	E	B	H	O	E	D	I
I	O	S	V	E	T	V	I	S	S	I	S	V	E	I	
O	I	O	E	H	E	D	S	K	I	V	S	N	E	V	S
W	E	D	V	I	V	E	I	S	S	M	O	D	E	D	N
H	E	M	O	L	E	I	W	I	S	E	D	I	V	N	
N	V	E	W	V	S	O	O	J	N	I	O	H	E	E	
H	I	L	E	D	E	D	I	L	E	S	O	O	T	R	I
E	I	N	E	O	L	N	V	I	L	O	K	T	V	E	
I	S	E	I	J	O	S	N	V	T	E	H	E	S	V	
N	O	S	V	H	O	L	I	S	H	E	D	E	D	V	I
E	T	I	E	O	V	W	D	E	H	O	I	S	O	N	I
O	E	B	E	I	O	H	E	I	L	O	I	L	V	I	
O	E	X	P	E	C	T	S								
E	T	N	V	L	I	N	E	I	T	E	H	E	B	E	A
O	E	M	O	L	E	H	E	I	L	M	H	E	H	E	A
O	E	O	E	E	T	E	N	B	O	N	S	L	T	O	W
W	V	D	V	W	D	I	S	T	O	V	E	O	V		

Democrat's Challenge Crossword

Reverse English Edited by Linda and Charles Preston

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16		17		18		19		20		21		22		
23		24		25		26		27		28		29		30
31		32		33		34		35		36		37		38
39		40		41		42		43		44		45		46
47		48		49		50		51		52		53		54
55		56		57		58		59		60		61		62
63		64		65		66		67		68		69		70
71		72		73		74		75		76		77		78
79		80		81		82		83		84		85		86
87		88		89		90		91		92		93		94
95		96		97		98		99		100		101		102
103		104		105		106		107		108		109		110
111		112		113		114		115		116		117		118
119		120		121		122		123		124		125		126

ACROSS

- King topper
- Internet vehicle
- Poker choice
- Palindromic title
- Periodically shed, as feathers
- Uppity person
- Ubangi feeder
- Worn away
- Conversely, in good health?
- In the direction of
- Harsh
- Choice group
- Snarl
- Church areas
- Street show
- “__ Abner”
- Golfer's gadget
- Comic actor Jacques
- Weasel's kin
- “Philippics” author
- Cadmus' second daughter
- Expressed weariness
- PC's competitor?
- Roman magistrate
- Favored both sides
- Conversely, be unlikely
- Powerful beam
- Spirited self-assurance
- Most unresisting
- Bacteriologist Jonas
- Kyushu port
- Hardtop, for one
- Being, in Granada
- Tucker's partner
- Gabby
- Shooting range, French style
- Architect Saarinen
- Knowledge told: inf.
- Greek peak
- Stingy
- Metrical foot in poetry
- Silent entertainer
- Tugboat, for one
- Conversely, fails to subdue?
- Tricky scheme
- Composer Camille Saint-__
- Province
- NA tribe member: var.
- Banquets
- Author Madame de __
- Fungi spore sacs
- __ -disant; so-called
- Sagittarius' mo.
- Smooth-barked nut tree
- “... be __ to any man”
- Indeed, of old
- Sandy's mistress
- Expect
- 37 Across, for one
- Conversely, keep cool?
- Unruffled
- Hooked anatomical parts: L.

DOWN

- Tori or John
- Agreement
- Lift
- Fireplace residue
- Only's companion
- Conversely, keep cool?
- Historic CA mill owner
- Giggle
- Rubber tree plant
- Noggin
- Pluck
- Venezuela copper center
- Conversely, old-fashioned?
- Old saying
- Dame Park of the ballet
- Eternal City fountain
- Overdue
- 34th Pres. U.S.
- Uno plus due: It.
- Made public
- Central Amer. country: abbr.
- “... the season to be ...”
- Give the eye to
- Dozes
- Hidden hazard
- Neb. neighbor
- Psychic energy sources
- Actress Farrow
- __ letter to my love ...
- Weill's “__ the Stars”
- Stage direction
- Everything
- Courses for Lindsey Vonn
- River in Lower Saxony
- Medieval cross
- Summer on the Somme
- Brownish yellow
- Rub away
- Chemical compounds
- Conversely, well-dressed?
- Boysfriends
- Have trouble with esses
- Having one's number: inf.
- Honshu bay
- Conversely, generous?
- __ out: allot
- Notable time
- Gaelic, and sometimes irish
- Nettle
- City on the Oka
- Military engagement
- Alert
- Typist's concern, say
- Dished the dirt
- List signoff
- Pierre, to himself
- Office worker, for short
- Antonym of abhors
- Fixed
- “__ the Clowns”
- Pamplona poplar: sp.
- Horse of a different color: var.
- “__ Ben Jonson!”
- Baccarat announcement
- Accor or Ar buckle
- Reverence
- Gov.depts. for int'l affairs
- Mrs. Chaplin
- Mmes. and Mrs., in Madrid
- Chemical ending
- Energy source

All are based on total prices per ad. For additional rates please call 845-887-5200.
** Minimum charge

Check one: Master Card VISA DISCOVER AMERICAN EXPRESS

Card #: _____

Expiration date: _____

Signature: _____

LEGAL NOTICES LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the County Legislature of the County of Sullivan at a regular meeting thereof, held on the 18th of December 2014 duly adopted on said day, a Local Law No.4 of 2014 a true and correct copy of the original thereof, and of the whole thereof as follows:

Local Law No. 4 of the year 2014

A local law authorizing the County of Sullivan, notwithstanding Section 215 of the County Law of the State of New York, to enter into a lease of County owned real property for a specific project for a term of up to 30 years.

SECTION 1. Purpose

The County of Sullivan seeks to enter into an agreement with SolarCity Corporation, which agreement shall lease real property owned by the County of Sullivan for an initial term of twenty years and two additional optional terms of five years each.

SECTION 2. Legal Authority

New York State County Law Section 215 provides that after determining that a property is no longer needed for public use a County may sell the property or lease the property for a term not to exceed five years.

New York State Comptroller Opinion 68-857 opines that a municipality may enter into leases for a term in excess of five years if the municipality authorizes such leases by local law.

New York State Municipal Home Rule Law Section 24 provides that any local law that changes a provision of law relating to leasing of real property is subject to referendum on petition (permissive referendum).

SECTION 3. Applicability

The County of Sullivan is authorized, notwithstanding Section 215 of the County Law of the State of New York, to enter into a lease of County owned real property for a specific project for a term of up to 30 years.

This Local Law is applicable to the specific project with SolarCity Corporation.

SECTION 4. Effective Date

This Local Law shall take effect immediately upon filing in the Office of the Secretary of State.

Dated: December 23, 2014 AnnMarie Martin Clerk to Legislature

LEGAL NOTICES LEGAL NOTICE

LEGAL NOTICE NOTICE OF FORMATION

Name of limited liability company (LLC): HESTIA'S GARDEN, LLC Date of filing articles of organization with secretary of state: 08/27/2014

County in which office of LLC is to be located: Sullivan Address of principal place of business of LLC: 914 Buck Brook Road, North Branch, NY 12766

The secretary of state has been designated as agent of the LLC upon who process against it 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: PO Box 122, North Branch, NY 12766.

Purpose of business of LLC: any lawful purpose. The term of the LLC is perpetual. 24553

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Liberty, in the County of Sullivan, New York, will meet at the Town Hall, 120 North Main Street, Liberty, New York, at 6:45 o'clock P.M. (Pre-Valley Time), on January 20, 2015 for the purpose of conducting a public hearing to consider the proposed consolidation of the Loomis Sewer District, the Loomis Sewer District Extension No. 1 and the Loomis Sewer District Extension No. 2 (collectively, the "Districts") in accordance with the terms of the Proposed Joint Consolidation Agreement.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on September 04, 2014, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY on January 07, 2015 at 10:30 a.m., premises known as 132 Fox Mountain Road, Livingston Manor, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Liberty, County of Sullivan and State of New York, Section 11, Block 1 and Lot 21.1. Premises will be sold subject to provisions of filed Judgment Index # 1192/13.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, CITIMORTGAGE, INC.; Plaintiff(s) vs. CHRISTOPHER S. DESAYE; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure

LEGAL NOTICES LEGAL NOTICE

would serve as the governing board of the Consolidated Loomis Sewer District pursuant to the Laws of the State of New York. At said public hearing, the Town Board will hear all persons interested in said subject matter thereof.

A copy of the Proposed Joint Consolidation Agreement is available for inspection at the Office of the Town Clerk, Town of Liberty, 120 North Main Street, Liberty, New York.

Dated: December 15, 2014 Liberty, New York BY ORDER OF THE TOWN BOARD OF THE TOWN OF LIBERTY, COUNTY OF SULLIVAN, STATE OF NEW YORK 24888

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on September 04, 2014, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY on January 07, 2015 at 10:30 a.m., premises known as 132 Fox Mountain Road, Livingston Manor, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Liberty, County of Sullivan and State of New York, Section 11, Block 1 and Lot 21.1. Premises will be sold subject to provisions of filed Judgment Index # 1192/13.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on September 04, 2014, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY. On January 27, 2015 at 10:00 AM Premises known as 134 HIDDEN RIDGE DRIVE, TOWN OF THOMPSON, NY 12701

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale, duly entered in the Sullivan County Clerk's Office on 6/12/2014, I, the undersigned Referee, will sell at public auction at the lobby of the Sullivan County Courthouse, Monticello, NY on 1/16/2015 at 11:00 am premises known as 44-51 High Street, Monticello, NY 12701, and described as follows:

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, CITIMORTGAGE, INC.; Plaintiff(s) vs. CHRISTOPHER S. DESAYE; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure

LEGAL NOTICES LEGAL NOTICE

and sale granted herein on or about August 19, 2014, I will sell at Public Auction to the highest bidder at Lawrence H. Cooke Sullivan County Courthouse, Monticello, N.Y.

On January 26, 2015 at 10:00 AM Premises known as 10 MAPLE TREE LANE, MONTICELLO, NY 12701

Section: 62 Block: 8 Lot: 5; 6; 1; 6; 2 Parcel I ALL THAT TRACT OR PARCEL OF LAND, situate on the westerly side of Maple Lane at Melody Lake, near Monticello, Town of Thompson, County of Sullivan and State of New York, being Lots Numbered 4 & 5 (four and five) in Block "D" on a map filed in the Sullivan County Clerk's Office on September 1, 1954 entitled, "Melody Lake Acres, Monticello, N.Y." intended to be all of the premises formerly of Liss as described in Deed Liber 720 at Page 580 and also intended to be all of the premises described in a deed to Jay and Denise Friedman as recorded in the Sullivan County Clerk's Office in Deed Liber 1206 at Page 207.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on September 04, 2014, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY. On January 27, 2015 at 10:00 AM Premises known as 134 HIDDEN RIDGE DRIVE, TOWN OF THOMPSON, NY 12701

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, SUNTRUST MORTGAGE, INC. Plaintiff, vs. GLENN GAUGHAN, SUSAN GAUGHAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale, duly entered in the Sullivan County Clerk's Office on 6/12/2014, I, the undersigned Referee, will sell at public auction at the lobby of the Sullivan County Courthouse, Monticello, NY on 1/16/2015 at 11:00 am premises known as 44-51 High Street, Monticello, NY 12701, and described as follows:

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, CITIMORTGAGE, INC.; Plaintiff(s) vs. CHRISTOPHER S. DESAYE; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure

LEGAL NOTICES LEGAL NOTICE

Office in Deed 1274 at Page 122. As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$185,192.21 plus interest and costs. INDEX NO. 2011-14 CIRINO M. BRUNO, ESQ.; REFEREE 24960

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICES LEGAL NOTICE

Office in Deed 1274 at Page 122. As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$185,192.21 plus interest and costs. INDEX NO. 2011-14 CIRINO M. BRUNO, ESQ.; REFEREE 24960

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICES LEGAL NOTICE

Office in Deed 1274 at Page 122. As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$185,192.21 plus interest and costs. INDEX NO. 2011-14 CIRINO M. BRUNO, ESQ.; REFEREE 24960

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE NOTICE OF SALE S U P R E M E COURT COUNTY OF SULLIVAN, J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION; Plaintiff(s) vs. IRENE O. CALKIN; et al; Defendant(s)

Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about April 21, 2014, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 454 Broadway, Monticello, NY.

LEGAL NOTICE Index No: 2023/12 NOTICE OF SALE S U P R E M E COURT - COUNTY OF SULLIVAN DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-9, Plaintiff(s), Against ALFRED A. MACHERA, JR. A/K/A ALFRED MACHERA, JR., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale, duly entered in the Sullivan County Clerk's Office on 7/3/2014, I, the undersigned Referee, will sell at public auction at the Lawrence M. Cook Sullivan County Courthouse, Monticello, New York on 1/16/2015 at 11:30 am, premises known as 26 Burton Avenue, Monticello, NY 12701, 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 Monticello, Town of Thompson, County of Sullivan and State of New York, and designated on the tax maps of the Sullivan County Treasurer as Section 118.A, Block 1 and Lot 1. The approximate amount of the current Judgment lien is \$128,379.56 plus interest and costs. The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 2023/12. Steven Mogel, Esq., Referee. STIENE & ASSOCIATES, P.C. (Attorneys for Plaintiff), 187 East Main Street, Huntington, NY 11743 Dated: 12/12/2014 File Number: 201200321 GR 24883

Attorney for Plaintiff 4880 State Route 52 P.O. Box 600 Jeffersonville, New York 12748 Tel. (845)482-5000 24705

LEGAL NOTICE Index No. 2293-2010 RJJ No. 52-31601-2011 NOTICE OF SALE

Steven Mogel, Esq., Referee. STIENE & ASSOCIATES, P.C. (Attorneys for Plaintiff), 187 East Main Street, Huntington, NY 11743 Dated: 10/31/14 File Number: 201100883 GR 24791

Steven Mogel, Esq., Referee. STIENE & ASSOCIATES, P.C. (Attorneys for Plaintiff), 187 East Main Street, Huntington, NY 11743 Dated: 10/31/14 File Number: 201100883 GR 24791



Just \$1.25 Per Week That's all a subscription to the Twice-Weekly Sullivan County Democrat and www.scdemocratonline.com costs.

NOW YOU CAN KEEP UP-TO-DATE on all of Sullivan County's News via your newspaper, computer, cell or tablet!

Just fill out this form and mail in today to Sullivan County Democrat, PO Box 308, Callicoon, NY 12723 or go to www.SCDemocratonline and click the subscribe button.

Subscription form with fields for Name, Address, City, State, Zip, Phone Number, Credit Card No., Exp. Date, Signature, Security Code. Includes checkboxes for 1 Year (104 issues) and 6 Months (52 issues) with online access, and pricing for subscribers.

SERVICE DIRECTORY "Business and Service Professionals" Call (845) 887-5200 for information and rates. Includes listings for Excavating (PHOENIX ENTERPRISES), Heating (Central Boiler, E-Classic, OUTDOOR WOOD FURNACE, CLEANER and GREENER), Sand & Gravel (E. Tetz & Sons Inc.), Forestry (KILLIAN FOREST MANAGEMENT), Pools & Spas (CLEAR-RITE POOLS & SPAS).

LEGAL NOTICES

LEGAL NOTICE SUPPLEMENTAL SUMMONS

Index No.: 2014-1746
Date of Filing: November 25, 2014
S U P R E M E COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

—x
F E D E R A L NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), Plaintiff,

-against-
DAVID SEBASTIAN; **PETRA SEBASTIAN**, if living, or if either or all be dead, their wives, husbands, heirs-at-law, next of kin, distributees, executors, administrators, assignees, lienors and generally all persons having or claiming under, by or through said **PETRA SEBASTIAN**, by purchase, inheritance, lien or otherwise, of any right, title or interest in and to the premises described in the complaint herein, and the respective husbands, wives, widow or widowers of them, if any, all of whose names are unknown to plaintiff;

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; **STATE OF NEW YORK**; **UNITED STATES OF AMERICA**; "**JOHN DOES**" and "**JANE DOES**", said names being fictitious, parties intended being possible tenants or occupants of premises, and corporations, other entities or persons who claim, or may claim, a lien against the premises, Defendants.

—x
TO THE ABOVE-NAMED DEFENDANTS:
YOU ARE HERE-BY 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(s) within twenty (20) days after the service of this summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of

LEGAL NOTICES

service where service is made in any other manner, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

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.
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.

YOU ARE HERE-BY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO THE ABOVE-NAMED DEFENDANTS:

The foregoing summons is served upon you by publication pursuant to an Order of the Honorable Mark M. Meddaugh of the Supreme Court of the State of New York, signed on November 13, 2014, and filed with supporting papers in the Office of the Clerk of the County of Sullivan, State of New York.

The object of this action is to foreclose a mortgage upon the premises described below, executed by **DAVID SEBASTIAN** and **PETRA SEBASTIAN** to **MORTGAGE ELECTRONIC SYSTEMS, INC.**, AS

LEGAL NOTICES

NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., its successors and assigns in the principal amount of \$76,000.00, which mortgage was recorded in Sullivan County, State of New York, on June 6, 2007, in Instrument #2007-00023370. Thereafter said mortgage was assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")** by assignment of mortgage dated January 18, 2013 and recorded on November 19, 2013 in Instrument# 2013-8941.

Said premises being known as and by **118 PHILLIPSPORT ROAD, WURTSBORO, NY 12790.**

Date: October 29, 2014

Batavia, New York
Virginia C Grapensteter, Esq.
ROSICKI, ROSICKI & ASSOCIATES, P.C.

Attorneys for Plaintiff

Batavia Office 26 Harvester Avenue
Batavia, NY 14020
585.815.0288
Help For Homeowners In Foreclosure
New York State Law requires that we send you this notice about the foreclosure process. Please read it carefully. Mortgage foreclosure is a complex process. Some people may approach you about "saving" your home. You should be extremely careful about any such promises. The State encourages you to become informed about your options in foreclosure. There are government agencies, legal aid entities and other non-profit organizations that you may contact for information about foreclosure while you are working with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Banking Department at 1-877-BANKNYS (1-877-226-5697) or visit the Department's website at www.banking.state.ny.us. The State does not guarantee the advice of these agencies.

24558

LEGAL NOTICES

LEGAL NOTICE SUPPLEMENTAL SUMMONS

Index No.: 2014-412
Date of Filing: December 4, 2014
S U P R E M E COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

—x
J P M O R G A N CHASE BANK, NATIONAL ASSOCIATION, Plaintiff,

-against-
MARIA C ARCH, if living, or if either or all be dead, their wives, husbands, heirs-at-law, next of kin, distributees, executors, administrators, assignees, lienors and generally all persons having or claiming under, by or through said **MARIA C ARCH**, by purchase, inheritance, lien or otherwise, of any right, title or interest in and to the premises described in the complaint herein, and the respective husbands, wives, widow or widowers of them, if any, all of whose names are unknown to plaintiff;

FREDERICK ARCH, SR., if living, or if either or all be dead, their wives, husbands, heirs-at-law, next of kin, distributees, executors, administrators, assignees, lienors and generally all persons having or claiming under, by or through said **FREDERICK ARCH, SR.**, by purchase, inheritance, lien or otherwise, of any right, title or interest in and to the premises described in the complaint herein, and the respective husbands, wives, widow or widowers of them, if any, all of whose names are unknown to plaintiff;

STATE OF NEW YORK; **UNITED STATES OF AMERICA**; "**JOHN DOES**" and "**JANE DOES**", said names being fictitious, parties intended being possible tenants or occupants of premises, and corporations, other entities or persons who claim, or may claim, a lien against the premises, Defendants.

—x

TO THE ABOVE-NAMED DEFENDANTS:
YOU ARE HERE-BY 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(s) within twenty (20) days after the service of this summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of

LEGAL NOTICES

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(s) within twenty (20) days after the service of this summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of service where service is made in any other manner, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

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.

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.

YOU ARE HERE-BY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO THE ABOVE-NAMED DEFENDANTS:

The foregoing summons is served upon you by publication pursuant to an Order of the Honorable Mark M Meddaugh of the Supreme

LEGAL NOTICES

Court of the State of New York, signed on November 14, 2014, and filed with supporting papers in the Office of the Clerk of the County of Sullivan, State of New York.

The object of this action is to foreclose a mortgage upon the premises described below, executed by **MARIA C ARCH FREDERICK ARCH, SR.** to **MORTGAGE ELECTRONIC SYSTEMS, INC AS NOMINEE FOR SUNTRUST MOTGAGE INC. ITS SUCCESSORS AND OR ASSIGNS** in the principal amount of \$255,000.00, which mortgage was recorded in Sullivan County, State of New York, on December 7, 2006, in Liber 3259 at page 462. Thereafter said mortgage was assigned to **CHASE HOME FINANCE LLC** by assignment of mortgage dated June 18, 2009 and recorded in Liber 3621 at Page 329 in the County of Sullivan on October 28, 2009. **JPMORGAN CHASE BANK NATIONAL ASSOCIATION** is successors by merger to **CHASE HOME FINANCE LLC** and therefore **J P M O R T G A G E CHASE BANK, NATIONAL ASSOCIATION** is now the real property in interest in the proceeding.

Said premises being known as and by **859 COUNTRY RD 164, CALLICOON, NY 12723.**

Date: October 23, 2014

Batavia, New York
Virginia C. Grapensteter, Esq.
ROSICKI, ROSICKI & ASSOCIATES, P.C.

Attorneys for Plaintiff

Batavia Office 26 Harvester Avenue
Batavia, NY 14020
585.815.0288
Help For Homeowners In Foreclosure
New York State Law requires that we send you this notice about the foreclosure process. Please read it carefully. Mortgage foreclosure is a complex process. Some people may approach you about "saving" your home. You should be extremely careful about any such promises. The

LEGAL NOTICES

State encourages you to become informed about your options in foreclosure. There are government agencies, legal aid entities and other non-profit organizations that you may contact for information about foreclosure while you are working with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Banking Department at 1-877-BANKNYS (1-877-226-5697) or visit the Department's website at www.banking.state.ny.us. The State does not guarantee the advice of these agencies. 24783

LEGAL NOTICE TOWN OF THOMPSON ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on January 13, 2015 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter named, the substance of which appeals is as follows:

Appeal by: **ARTHUR SWAINE, JR.**
Applicant is requesting an area variance from §250-9 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 20 feet to 19 feet; and 2) reducing the combined side yard setbacks from the required 50 feet to 47 feet.

Property is located in the RR-2 Zone at 115 Starlight Drive, Monticello, NY 12701
Section 57 Block 2 Lot 10

Dated: December 22, 2014

By order of the Zoning Board of Appeals
Kathleen Brawley, Secretary 25044

LEGAL NOTICES

LEGAL NOTICE TOWN OF THOMPSON ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on January 13, 2015 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter named, the substance of which appeals is as follows:

Appeal by: **GLENN L. SMITH and PATRICIA A. SMITH**

Applicant is requesting an area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of increasing the permitted height of a garage from the required 16 feet to 23 feet.

Property is located in the SR Zone at 11 Blue Spruce Lane, Monticello, NY 12701
Section 18 Block 1 Lot 30.2

Dated: December 22, 2014

By order of the Zoning Board of Appeals
Kathleen Brawley, Secretary 25042

LEGAL NOTICE TOWN OF THOMPSON ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on January 13, 2015 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter named, the substance of which appeals is as follows:

Appeal by: **MAYER GELBART and MAYA GELBART**
Applicant is requesting an area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 15 feet to 3 feet; and 2) reducing the combined side yard setbacks from the required 40 feet to 17.7 feet.

Property is located in the SR Zone at 368 Fraser Road, Monticello, NY 12701
Section 10 Block 8 Lot 8.2

Dated: December 22, 2014

By order of the Zoning Board of Appeals
Kathleen Brawley, Secretary 25045

LEGAL NOTICES

Applicant is requesting an area variance from §250-34(d)(6) of the Town of Thompson Zoning Code for the purpose of permitting a reduced separation distance between units from 25 feet to 19 feet.

Property is located in the RR-1 Zone at 50 Strong Road, Monticello, NY 12701

Section 1 Block 1 Lot 12

Dated: December 22, 2014

By order of the Zoning Board of Appeals
Kathleen Brawley, Secretary 25043

LEGAL NOTICE TOWN OF THOMPSON ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN pursuant to the provisions of Local Law Number 5 of the Town of Thompson, adopted October 12, 1984, that the regular monthly meeting will be held on January 13, 2015 beginning at 7:00 p.m. at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York before the Zoning Board of Appeals for variances from the requirements of said Local Law Number 5, by parties hereinafter named, the substance of which appeals is as follows:

Appeal by: **MAYER GELBART and MAYA GELBART**
Applicant is requesting an area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 15 feet to 3 feet; and 2) reducing the combined side yard setbacks from the required 40 feet to 17.7 feet.

Property is located in the SR Zone at 368 Fraser Road, Monticello, NY 12701
Section 10 Block 8 Lot 8.2

Dated: December 22, 2014

By order of the Zoning Board of Appeals
Kathleen Brawley, Secretary 25045