

STATE OF NEW YORK
COUNTY COURT : SULLIVAN COUNTY

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In the Matter of Foreclosure of 2023 tax liens by
Proceedings in Rem Pursuant to Article Eleven of
The Real Property Tax Law by the County of
Sullivan affecting parcels located in the Towns of
BETHEL, CALLICOON, COCHECTON,
DELAWARE, FALLSBURG, FORESTBURGH,
FREMONT, HIGHLAND, LIBERTY, LUMBERLAND,
MAMAKATING, NEVERSINK, ROCKLAND,
THOMPSON AND TUSTEN

SUPPLEMENTAL
REPORT AND
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS

Index No.: 2023-1387

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STATE OF NEW YORK, COUNTY OF SULLIVAN) SS.:

Pursuant to Section 1196 of the Real Property Tax Law (RPTL) of the State of New York,
I, Kathleen Lara, RPTL Article 11 Enforcing Officer and Sullivan County Treasurer, do hereby
certify and affirm as true under the penalties of perjury that:

1. A public auction was held in and for the County of Sullivan on September 17, 2025. The terms and conditions of the auction provide that, in the event a parcel is not sold to the successful bidder, the parcel may be offered to the second-highest bidder at the amount of their bid.
2. Several parcels were not sold at the September 17, 2025 auction because the successful bidders failed to consummate the transactions. Of those parcels, only one second bidder expressed interest in proceeding with a purchase—specifically for Lot 83, on which they were the second-highest bidder. Attached is a copy of the Report of Sale for the second bidder is annexed hereto as Exhibit “A”.
3. A second public auction was held in and for the County of Sullivan on November 17, 2025 to attempt to sell the rest of the parcels left over from the first public auction. Annexed hereto as Exhibit “B” is the Final Financial Report of Absolute Auctions & Realty, Inc., setting forth the purchase price for each parcel sold at said second public auction. All of the parcels in question were foreclosed upon by the County of Sullivan by an action In Rem for the tax year 2023 or earlier, pursuant to Article Eleven of the Real Property Tax Law. The second public auction [defined in RPTL §1195(2)] was performed by Absolute

Auctions & Realty, Inc., in accordance with §231 of the NYS Real Property Actions and Proceedings Law and Absolute Auctions & Realty Inc., followed all requirements set forth therein.

4. Annexed hereto as Exhibit "C" is a list of the parcels referred to above which sets forth the dollar amount of surplus sale proceeds available after the payment of all delinquent taxes pursuant to NYS Law.
5. Annexed hereto as Exhibit "D" is a list of the former owners who may be eligible to make a claim for said surplus together with their last-known mailing addresses. If the Court grants the relief sought herein, notice shall be sent to the former owners advising them of the amount of surplus and the procedure to claim the same, all in accordance with RPTL §1196(3)(b).
6. This will confirm that any surplus funds set forth on Exhibit "C" shall be deposited into an interest-bearing Court and Trust Account.
7. This Report and Notice is being filed in the Office of the County Clerk and the Sullivan County Treasurer's Office pursuant to RPTL §1196. Claims for surplus funds shall be made in accordance with Real Property Actions and Proceedings Law §1361.

Sworn to before me this
6th day of February, 2026



Notary Public

DEBORAH JO PARKS
NOTARY PUBLIC, STATE OF NEW YORK
REGISTRATION No. 01PA0015305
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES OCTOBER 30, 2027



KATHLEEN LARA
Sullivan County Treasurer

EXHIBIT "A"

Second Bidder Report for

Town of Highland SBL 25.-1-1.2



AARauctions.com

Absolute Auctions & Realty, Inc. Sullivan County Online Only Tax

P.O. Box 1739 / 45 South Avenue
Pleasant Valley, NY 12569
845 635 3169

Second Bidder Report

Auction #7444

Sale Name: Sullivan County Online Only

Tax Foreclosure Real Estate Auction

Date of Sale: 9/17/2025

Lot #	City/Town	Tax Map	Delinquency	Sale Price	Net	Bidder#	Bidder
83	Town of Highland	25.-1-1.2		\$13,000.00	\$13,000.00		Stillwater Recovery LLC 4940 Merrick Rd., #315 Massapequa Park, NY 11762
	<i>W Killie Rd</i>						

EXHIBIT "B"

Final Financial Report of November 17, 2025 Auction



AARauctions.com

Absolute Auctions & Realty, Inc.
Sullivan County Online Only Tax

P.O. Box 1739 / 45 South Avenue
 Pleasant Valley, NY 12569
 845 635 3169

Final Financial Report

Auction #8063

Sale Name: Sullivan County Online Only

Tax Foreclosure Real Estate Auction

Date of Sale: 11/17/2025

Lot #	City/Town	Tax Map	Delinquency	Sale Price	Net	Bidder#	Bidder
38	Town of Delaware	8.-2-2		\$13,000.00	\$13,000.00	5046	Dominic Fontana 32 Wawanda Ave Liberty, NY 12754
	5009 State Route 52						
49	Town of Fallsburg	1.-1-51.1		\$5,000.00	\$5,000.00	5017	Christine Loucks 565 Fox Mountain Rd Livingston Manor, NY 12758
	State Route 55						
51	Town of Fallsburg	19.-8-13.4, 19.-8-13.5		\$14,000.00	\$14,000.00	5017	Christine Loucks 565 Fox Mountain Rd Livingston Manor, NY 12758
	Laurel Ln & Laurel Ln						
65	Town of Fallsburg	58.C-1-25		\$2,000.00	\$2,000.00	5063	The Tribe That Travels David Ansu 804 Jefferson Ave Brooklyn, NY 11221
	Alpine Dr						
74	Town of Fremont	36.-1-22		\$9,500.00	\$9,500.00	5095	Jason Thalmann 3 Hoffman St Hankins, NY 12741
	TR 69						
75	Town of Fremont	36.-1-25.3		\$10,000.00	\$10,000.00	5068	Daniel Blaustein 339 Park Lane Massapequa Park, NY 11762
	TR 69						
161	Town of Thompson	1.-1-48		\$8,000.00	\$8,000.00	5042	Naftali Buchinger 1982 59th Street Brooklyn, NY 11204
	Pleasure Dr						
183	Town of Tusten	15.-6-9		\$3,000.00	\$3,000.00	5000	Anthony Steel 17 N Evarts Ave Elmsford, NY 10523
	Lake Country Ln						
Grand Summary			Lots	Delinquency	Sale Price	Net	
			8		\$64,500.00	\$64,500.00	

EXHIBIT "C"

List of Parcels Sold at Auction and Amount
of Surplus Available (If Applicable)

SECOND PUBLIC AUCTION - NOVEMBER 18, 2025 - RESOLUTION #468-25

SWIS SBL	LotNumber	LotPrice	Buyer'sPrem	Advrtsng	LotSurcharge	Total Clerk	Deposit	Balance Due	Paid to Treasurer	Balance Due	Deposit Date	Bid Breakdown Over Taxes					
												TAXES	TAXES	2023 Taxes	Search	Interest	SURPLUS
482600 8.-2-2	38	\$13,000.00	\$1,300.00	\$195.00	\$20.00	\$232.00	\$2,860.00	\$11,887.00	\$ (11,887.00)	\$0.00	12/1/2025	\$1,668.16	\$1,209.85	\$ 301.19	\$ 350.00	\$567.19	\$8,903.61
482889 1.-1-51.1	49	\$5,000.00	\$500.00	\$75.00	\$20.00	\$325.00	\$1,100.00	\$4,820.00	\$ (4,820.00)	\$0.00	12/18/2025	\$ 72.11	\$ 64.87	\$ 63.00	\$ 350.00	\$ 44.90	\$4,405.12
482889 19.-8-13.4	51	\$7,000.00	\$700.00	\$105.00	\$10.00	\$180.50	\$1,540.00	\$6,455.50	\$ (6,455.50)	\$0.00	12/18/2025	\$ 292.76	\$ 285.74	\$ 285.72	\$ 350.00	\$197.92	\$5,587.86
482889 19.-8-13.5	51	\$7,000.00	\$700.00	\$105.00	\$10.00	\$180.50	\$1,540.00	\$6,455.50	\$ (6,455.50)	\$0.00		\$ 292.76	\$ 285.74	\$ 285.72	\$ 350.00	\$197.92	\$5,587.86
482889 58.C-1-25	65	\$2,000.00	\$200.00	\$30.00	\$20.00	\$313.00	\$1,000.00	\$1,563.00	\$ (1,563.00)	\$0.00	12/26/2025	\$ 162.06	\$ 158.08	\$ 109.82	\$ 450.00	\$ 92.63	\$1,027.41
483200 36.-1-22	74	\$9,500.00	\$950.00	\$142.50	\$20.00	\$343.00	\$2,090.00	\$8,865.50	\$ (8,865.50)	\$0.00	12/4/2025	\$ 506.14	\$ 471.03	\$ 466.99	\$ 350.00	\$327.47	\$7,378.37
483200 36.-1-25.3	75	\$10,000.00	\$1,000.00	\$150.00	\$20.00	\$345.00	\$2,200.00	\$9,315.00	\$ (9,315.00)	\$0.00	12/29/2025	\$ 408.43	\$ 380.10	\$ 376.86	\$ 350.00	\$264.25	\$8,220.36
483400 25.-1-1.2	**	\$13,000.00	\$0.00	\$195.00	\$20.00	\$357.00	\$0.00	\$13,572.00	\$ (13,572.00)	\$0.00	11/12/2025	\$ 597.68	\$ 600.29	\$ 270.62	\$ 350.00	\$298.53	\$10,882.88
484689 1.-1-48	161	\$8,000.00	\$800.00	\$120.00	\$20.00	\$337.00	\$1,760.00	\$7,517.00	\$ (7,517.00)	\$0.00	12/8/2025	\$ 239.05	\$ 233.32	\$ 230.81	\$ 350.00	\$160.74	\$6,786.08
484800 15.-6-9	183	\$3,000.00	\$300.00	\$45.00	\$20.00	\$317.00	\$3,682.00	\$0.00	\$ -	\$0.00	PIF @ AUCTION	\$ 158.48	\$ 155.44	\$ 76.62	\$ 350.00	\$ 80.00	\$2,179.46
\$60,959.01																	

EXHIBIT "D"

Former Owners

Town/City	SWIS	SBL	SURPLUS	Owner 1	Owner 2	Address	City	State	Zip	SWIS	SBL	Prop Address	LIEN YEAR	INDEX #
Delaware	482600	8.-2-2	\$ 8,903.61	Miller, Myron L		5009 State Route 52	Jeffersonville	NY	12748	482600	8.-2-2	5009 State Route 52	2023	2023-1387
Fallsburg	482889	1.-1-51.1	\$ 4,405.12	Carnel, Joel & Dwosh, Max	c/o Jack Dwosh	1 Keswick Path	Medford	NJ	08055	482889	1.-1-51.1	State Route 55	2023	2023-1387
Fallsburg	482889	19.-8-13.4	\$ 5,587.86	Rammler, Karl F Jr	Thomas, Paula A	112 Julie Way	Pickens	SC	29671	482889	19.-8-13.4	Laurel Lane	2023	2023-1387
Fallsburg	482889	19.-8-13.5	\$ 5,587.86	Rammler, Karl F Jr	Thomas, Paula A	112 Julie Way	Pickens	SC	29671	482889	19.-8-13.4	Laurel Lane	2023	2023-1387
Fallsburg	482889	58.C-1-25	\$ 1,027.41	Tanohara, Takako		265 Westervelt Pl	Englewood Cliffs	NJ	07632	482889	58.C-1-25	Alpine Drive	2023	2023-1387
Fremont	483200	36.-1-22	\$ 7,378.37	Hoffman, John		2159 Orange Blossom Rd	Milford	PA	18337	483200	36.-1-22	Town Road 69	2023	2023-1387
Fremont	483200	36.-1-25.3	\$ 8,220.36	Hoffman, John		2159 Orange Blossom Rd	Milford	PA	18337	483200	36.-1-22	Town Road 69	2023	2023-1387
Highland	483400	25.-1-1.2	\$10,882.88	Tyminski, Monika		85 North Street	Pulaski	NY	13142	483400	25.-1-1.2	32 Dry Brook Rd	2023	2023-1387
Thompson	484689	1.-1-48	\$ 6,786.08	Desha LLC		50 Pleasure Dr	Harris	NY	12742	484689	1.-1-48	Pleasure Drive	2023	2023-1387
Tusten	484800	15.-6-9	\$ 2,179.46	Smith, Ernest K		70 Uhlig Rd, Apt A-211	Middletown	NY	10940	484800	15.-6-9	Lake Country Lane	2023	2023-1387