

COUNTY COURT: STATE OF NEW YORK
COUNTY OF SULLIVAN

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IN THE MATTER OF FORECLOSURE OF 2023
TAX LIENS AND OTHERS 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.

DECISION
AND ORDER

Index No.: 2023-1387

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The Petitioner, Kathleen Lara, as Real Property Tax Law Enforcing Officer and Sullivan County Treasurer, having submitted a Report and Notice of Surplus Foreclosure Sale Proceeds sworn to the 6th day of February, 2026 showing that \$60,959.01 (with interest to accrue) remains on deposit as surplus money with respect to parcels sold at the second public auction held in and for the County of Sullivan on November 17, 2025 and upon all papers and proceedings had herein, it is hereby

ORDERED, that the Report and Notice of Surplus Sale Proceeds sworn to the 6th day of February, 2026 is hereby confirmed and that said surplus funds noted in said Report shall be deposited in an interest-bearing account pending the potential claims of the former owners and/or interested parties pursuant to the provisions of the RPTL relating to the distribution of surplus; and it is further

ORDERED, annexed hereto and made a part hereof as Exhibit "A" is a detailed list of the former owners entitled to surplus proceeds, the amount of surplus proceeds available and the Index Number associated with the foreclosure proceeding of their parcel; and it is further

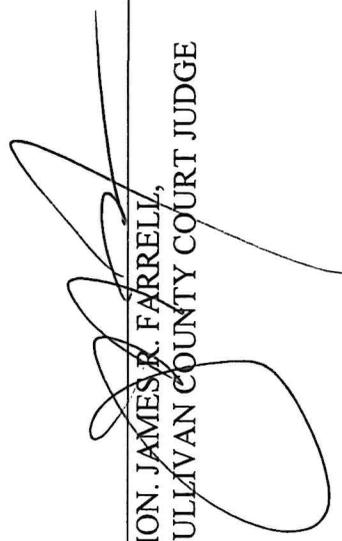
ORDERED that pursuant to RPTL §1196(3)(b) the Enforcing Officer shall notify former property owners set forth on Exhibit "A" that a surplus was attributable to the sale, that such

surplus has been paid into Court; and it is further

ORDERED, that pursuant to RPTL §1196(3)(b) the Sullivan County Treasurer shall also notify the interested parties set forth on Exhibit "A" of the procedure to be followed in order to make a claim for a share of the surplus; and it is further

ORDERED that pursuant to RPTL §1197(4) and (5), after three years, any surplus funds that have not been claimed shall be deemed abandoned and shall be paid to the Sullivan County Treasurer to be used by the County of Sullivan to reduce its tax levy.

Dated: Monticello, New York
February 11, 2026


HON. JAMES R. FARRELL,
SULLIVAN COUNTY COURT JUDGE

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

Exhibit "A"