



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE
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INSTRUMENT #: 2022-225

Receipt#: 2022942444

Clerk: DC

Rec Date: 08/12/2022 04:14:13 PM

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Descrip: JUDGMENT OF FORECLOSURE

Num Pgs: 10

Rec'd Frm: SULLIVAN COUNTY TREASURER'S
OFFICE

Party1: IN THE MATTER OF FORECLOSURE OF
2020 TAX LIENS

Party2: LIST OF DELIQUENT TAXES

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

Record and Return To:

A handwritten signature in cursive script, appearing to read "Russell H. Reeves".

Russell H. Reeves
Sullivan County Clerk

THIS IS NOT AN INVOICE

AT a Regular Term of the County Court
held in and for the County of Sullivan at
the Lawrence H. Cooke Sullivan County
Courthouse in the Village of Monticello,
New York, on the 11 day of ~~July~~,
2022. *August*

PRESENT: Hon. *James R. Farreu*
County Court Judge

-----X

IN THE MATTER OF FORECLOSURE OF 2020
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.

JUDGMENT

Index No.: 2020-1344

-----X

UPON reading and filing the List of Delinquent 2020 Taxes duly verified on the 4th day of November, 2020 and filed November 4, 2020 and an Amended List filed on January 7, 2021, in the Sullivan County Clerk's Office pursuant to Article Eleven of the Real Property Tax Law of the State of New York, and in particular §1122 thereof, and upon proof of due publication of the Petition and Notice of Foreclosure in the proceeding to foreclose the 2020 tax liens, pursuant to §1124 of the Real Property Tax Law, and upon due proof of the posting of said Petition and Notice of Foreclosure, and upon proof of the due mailing thereof along with the Personal Notice of Commencement pursuant to §1125 of the Real Property Tax Law, and on reading the Affidavit of Regularity of **Nancy Buck**, Sullivan County Treasurer, sworn to the 12th day of July, 2022, showing that the period of redemption has expired and that one Answer has been filed or served.

AND it duly appearing that Certificates of Redemption of parcels listed in said List of Delinquent Taxes which were redeemed have been duly filed and that Certificates of Withdrawal

of parcels listed in said List of Delinquent Taxes which were withdrawn have been duly filed, if any;

AND the Court having heard the allegations and proof and after due deliberation having been had, and the Court having filed its Decision and Order herein, containing a statement of the facts found and conclusions of law herein and directing judgment as hereinafter stated;

NOW ON motion of the Sullivan County Treasurer, Nancy Buck, it is

ORDERED, ADJUDGED AND DECREED that the parcels of property described in said List of Delinquent Taxes for 2020 or earlier, filed herein which since the commencement of this action have been redeemed and for which Certificates of Redemption are being filed in the Office of the Clerk of the County of Sullivan, be canceled from the List of Delinquent Taxes as amended, and it is further

ORDERED, ADJUDGED AND DECREED that the parcels of property described in said List of Delinquent Taxes for 2020, filed herein which since the commencement of this action have been withdrawn and for which Certificates of Withdrawal have been filed in the Office of the Clerk of the County of Sullivan, be withdrawn from this proceeding In Rem, subject to reinstatement, and it is further

ORDERED, ADJUDGED AND DECREED that all proceedings in this action were fully and properly taken pursuant to Article Eleven of the Real Property Tax Law of the State of New York, and in particular §§1122, 1123, 1124, 1125, 1127, 1128, 1131, 1136, and 1178 thereof, and there has been full and due compliance with the provisions of said Article Eleven, and it is further

ORDERED, ADJUDGED AND DECREED that the County of Sullivan, or its designee pursuant to written agreement, is awarded possession and title of every parcel of land described in the Revised List of Delinquent 2020 Taxes, not heretofore redeemed or withdrawn and as to which no Answer has been interposed ^{except by Answer received from Janina Tammany, for} and to which no installment agreement has been ^{properly} entered into, no bankruptcy proceedings have been filed or parcels the County seeks ^{known as} **F025-1-6**

Temporary Incidents of Ownership and as contained on Schedule "J" attached to the Notice of Motion dated July 12, 2022, incorporated herein by reference, and all items of personal property thereon the premises deemed to be abandoned to the County of Sullivan; and the Sullivan County Treasurer, **Nancy Buck**, the Tax Lien Enforcement Officer of Sullivan County, is hereby directed to make, execute and cause to be recorded a Deed or Deeds conveying to the said County of Sullivan, or to a third party in the discretion of the enforcing officer, if any, full and complete title to the said parcels of land in fee simple absolute, free and clear of all liens and encumbrances pursuant to Real Property Tax Law Article 11, and it is further

ORDERED, ADJUDGED AND DECREED The County's responsibility pursuant to Real Property Tax Law §1178 has been satisfied by virtue of its mailing of the pleadings and lists to the New York State D.E.C., and it is further

ORDERED, ADJUDGED AND DECREED that the foreclosure of the parcels for which the property owners have entered into an installment agreement with the County pursuant to RPTL §1184, as contained on Exhibit "K" attached to the Notice of Motion dated July 12, 2022, shall continue without interruption, but that the County shall not take title to said properties unless and until the property owner is in default and breach of the terms of the said installment agreements at which time, the County upon notice to the owner by regular first class mail, will apply for separate and independent determinations and a Judgment of Foreclosure pursuant to the terms of said agreement(s), and it is further

ORDERED, ADJUDGED AND DECREED that those parcels for which property owners filed Bankruptcy Court Petitions pursuant to Bankruptcy Code §362 or those parcels the County will seek Temporary Incidents of Ownership pursuant to Environmental Conservation Law 56-0508 as contained on Exhibit "L", be severed from this application with leave to County Treasurer, Nancy Buck to make later application for a Judgment on those parcels at such time that the Bankruptcy Code §362 is no longer in force and effect, or those parcels for which an environmental review was concluded and it is further

ORDERED, ADJUDGED AND DECREED that for the six (6) Villages within the County of Sullivan, New York, title to all properties on said Revised List of Delinquent Taxes, lying and

being wholly situate within any one of the six (6) Villages are hereby conveyed to the County of Sullivan free and clear of the real property tax liens of said Village, except that title of the County of Sullivan will be subject to the unpaid 2021/2022 and 2022/2023 Village tax liens, the payment of which will be the obligation of the purchasers from the County of Sullivan following the Public Auction or private sale of the properties, and that the proceeds received from the sale of said parcels by the County of Sullivan, for those properties lying and being situate within the respective six (6) Villages in Sullivan County, will be divided between the County of Sullivan and the respective Villages as follows, to wit:

- (a) The County will first be reimbursed its actual out-of-pocket expenses with respect to such parcel, in the minimum amount of \$250.00 per parcel, then;
- (b) If there are any additional monies, by a pro-rata distribution of the proceeds based upon the County's and the Village's outstanding matching liens, which will encompass only the Village liens for 2019/2020, 2020/2021 and the County's liens which were the subject of this Foreclosure proceeding, then;
- (c) If there are any additional monies still available, the County of Sullivan will be paid any additional funds up to One Thousand (\$1,000.00) Dollars per parcel in consideration for conducting the foreclosure and sale, then;
- (d) If there are any additional monies still available, the Villages will receive payment for its older liens, if any, without interest and penalty, then;
- (e) If there are any additional monies available, the County of Sullivan shall retain same; and it is further

ORDERED, ADJUDGED AND DECREED that, upon its sale of property to a third party pursuant to RPTL Section 1166, a tax district may adopt a Resolution authorizing the discharge of record any and all tax liens except that no approval shall be required when the property is sold at public auction to the highest bidder.

ORDERED, ADJUDGED AND DECREED that upon the execution and recording of the

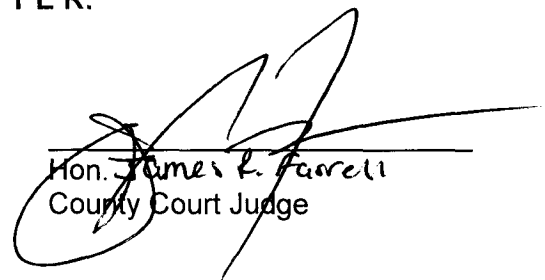
Deed(s) hereinbefore directed, the County of Sullivan, (or pursuant to a written agreement, the County's designee) shall be seized of an estate in fee simple absolute free and clear of all liens and encumbrances of those parcels of land therein described pursuant to Article 11 of the Real Property Tax Law, and seized of all items of personal property thereon, deemed abandoned to the County of Sullivan, for separate disposition by the County Treasurer; and all persons, including the People of the State of New York and the United States of America, infants, incompetents, absentees and non-residents who may have had any right, title, interest, claim, lien or equity of redemption in or upon such properties shall be barred and forever foreclosed of such right, title, interest, claim, lien or equity of redemption, and it is further

ORDERED, ADJUDGED AND DECREED that for purposes of the United States Bankruptcy Code, title shall be deemed vested in the Count of Sullivan upon the expiration of the redemption period as set forth in the published Petition and Notice of Foreclosure, and that the execution of the Enforcement Officer's deed shall be ministerial, and it's further

ORDERED, ADJUDGED AND DECREED that the parcels of land to which the County of Sullivan shall receive possession and title, as aforesaid are those as contained on the Revised List of Delinquent Taxes, and contained on Exhibit "J" attached to the Notice of Motion for Default Judgment dated July 12, 2022, incorporated by reference herein.

DATED: August 11, 2022
July , 2022
Monticello, New York

ENTER:


Hon. James L. Farrell
County Court Judge

EXHIBIT

J

Schedule J				REVISED LIST OF DELINQUENT 2020 TAXES		
towncode	sbl	aka	slyr	newslno	nameorg	owner2
BE	6.-1-20		2020	10	H3 LLC	
BE	8.-1-59		2020	22	Einbinder Sidney	
BE	9.-1-23.1		2020	25	Votee Frank	
BE	16.-1-13.2f		2020	52	CR Best Road, LLC	
BE	16.-1-13.27		2020	53	CR Best Road, LLC	
BE	18.-1-16.1/		2020	59	Pagano William	
BE	18.-1-40.3		2020	60	Struna Johann	Struna Josephine
BE	27.B-8-1		2020	124	TBS Consulting LLC	
BE	27.B-9-1		2020	125	TBS Consulting LLC	
BE	28.-3-13.8		2020	196	Fay Klein Declaration of Trust	
BE	41.-14-6		2020	268	Georgatos Peter	Georgatos Theodora
BE	41.-25-18		2020	269	Hafner Eugene J	
BE	47.-3-12		2020	312	Longley James H Jr	
BE	47.-3-13		2020	313	Longley James H Jr	
BE	49.-13-6		2020	326	DeMarinis Lisa	
BE	49.-18-8.2		2020	330	Honig Joseph	Honig Ethel
BE	51.B-6-3		2020	351	Prestigiacomio Mavurizio	
BE	51.B-6-4		2020	352	Prestigiacomio Mavurizio	
BE	51.B-6-5		2020	353	Prestigiacomio Mavurizio	
BE	51.B-7-6		2020	355	Tamez Alonso	Tamez Sonia
BE	51.B-8-3		2020	356	H3, LLC	
BE	51.B-8-4		2020	357	H3, LLC	
CA	19.-4-13		2020	389	Gabel Martha	Gabel Leslie P
CO	3.-2-25.4		2020	424	Barry Earlene	
CO	13.-1-26		2020	434	Guhring EKK	
DE	15.-2-35		2020	467	Bennani Abdellatif	
FA	7.-1-22		2020	511	Cuji Franklin	
FA	11.A-1-11.		2020	558	5712 17th Ave, LLC	
FA	12.-1-59		2020	579	Rogoff Lillian	Skowronek Sherie
FA	12.A-3-1		2020	580	Procidano Hugh	
FA	12.A-3-8		2020	581	Procidano Hugh	
FA	12.B-1-4		2020	582	Procidano Hugh	
FA	12.B-2-2		2020	583	Procidano Hugh	
FA	13.-1-1.2		2020	591	Allman Elaine O	
FA	20.-1-35.1		2020	635	Hernandez Sheyla	
FA	25.-1-8.2		2020	656	PT Power, LLC	
FA	25.-1-13		2020	657	8-13, LLC	
FA	25.-1-14		2020	658	H3, LLC	
FA	28.-1-7./04		2020	664	Fallsburg C 7 Realty LLC	
FA	36.-1-23./0		2020	725	Stern Rachel	
FA	42.-1-32.4		2020	772	SWNYC Urban Renewal, LLC	
FA	44.-1-45		2020	784	Weissman Irene	Irene Weissman Revoc Trust
FA	47.-1-46		2020	793	Tucker Benjamin P	
FA	57.-1-16.04		2020	839	Kozak Kasimir	Kozak Tatiana
FA	58.B-3-5		2020	843	Conklin Stephen R	
FA	58.G-1-2		2020	854	Lawrence Sharon	
FA	58.H-3-6		2020	855	Pandolfi James	Pandolfi Ellen
FA	58.I-1-25		2020	856	H3, LLC	
FO	33.-1-19		2020	950	Peters Arnold J	
FR	7.-1-2.8		2020	959	H3LLC	
HI	10.-1-77.2		2020	999	Perillo Adam Rocco	
HI	13.-7-1.5		2020	1004	Petrozak Helen	
HI	15.A-2-68		2020	1012	H3, LLC	
HI	18.-1-25		2020	1022	Brower Ward	Toaspern Arthur C
HI	25.-1-1.3		2020	1027	Miller Daniel S	
HI	25.-1-1.8		2020	1028	Miller Daniel S	
LI	4.-1-11		2020	1045	Lawnicki Andrzej	
LI	5.-1-55		2020	1052	180 Developers LLC	

LI	6.-1-53	2020	1060 Diaz, Kennedy	
LI	10.-1-8	2020	2392 Tuller, Lee Anne	
LI	23.-1-56.2	2020	1095 Dubois Clayton	
LI	28.-5-7	2020	1115 Madlill Properties, Corp	
LI	31.-1-14.4	2020	1129 Farruggia Joanne	Gorizia Carmela
LI	36.-1-25.3	2020	1148 Baird Mavis	
LI	36.-1-26.2	2020	1149 Wilson Henrietta	
LI	36.-1-27.2	2020	1150 Wilson Henrietta	
LI	37.-1-40.2	2020	1172 Eydelamn Vadim	
LI	38.-1-40	2020	1179 Crowle Richard	
LI	40.-1-10.2	2020	1190 LaSalle Joseph	
LI	41.-1-9.1	2020	1197 Verebey Dr Karl & Debra	Adler, Miriam
LI	41.A-4-6	2020	1202 Miller Steven	
LI	47.-5-5	2020	1233 Chevra Ahavath Achim Anshei	
LI	102.-6-15	2020	1248 Bermeo Juan	Guallazaca Maria
LI	102.-6-16	2020	1249 Bermeo Juan	Guallazaca Maria
LI	105.-7-18	2020	1257 Toussaint Gregor	
LI	112.-3-1	2020	1284 WH Mutual Inc.	
LI	112.-3-17	2020	1289 19 Spring, LLC	
LU	3.A-3-3.1	2020	1335 H3 LLC	
LU	5.-7-7	2020	1359 Kruger Inga	
LU	6.-6-2	2020	1366 Nordin Robert James	
LU	19.-1-3.3	2020	1398 H3 LLC	
LU	24.-1-12	2020	1433 Heslin Joseph A	
LU	24.-1-51.2	2020	1435 Decinque Henry Jr	
LU	29.-1-41.1	2020	1449 PT Power LLC	
LU	29.-1-41.2	2020	1450 PT Power, LLC	
LU	32.-1-41	2020	1456 Hunczak Jaroslava & Myron	Zaininger Sophie & Karl
MA	9.-1-2	2020	2425 Dornfest, Sarah M.	
MA	10.-1-61.9	2020	1496 Pacella Michael C	Pacella Linda F
MA	11.-4-5	2020	1498 Winternitz Chaim	
MA	12.-1-18.4	2020	1501 Molchan James W	
MA	12.-1-32	2020	1502 Tully Kevin	Siegel Linda
MA	12.-1-91	2020	1504 H3 LLC	
MA	13.-2-14	2020	1505 Del Torto Pat J	
MA	13.-2-21	2020	1506 H3 LLC	
MA	15.-1-52.3	2020	1514 Wurtsboro Company LLC	
MA	21.-1-48.4	2020	1533 Weed Steven	
MA	22.-2-6	2020	1535 Gallo Valerie	
MA	23.-1-13.8	2020	1537 Singh Troy	Singh Hamwattee
MA	23.-1-62.2	2020	1540 H3 LLC	
MA	23.-1-81	2020	1543 H3 LLC	
MA	24.-1-26	2020	1547 Doellman Irene & Kathleen	Doellman Wilhelmina
MA	28.-3-6	2020	1566 Gevargis Julian	
MA	28.-6-5	2020	1568 Heslin Joseph A	
MA	28.-6-6	2020	1569 Heslin Joseph A	
MA	28.-6-8	2020	1570 Heslin Joseph A	
MA	28.-6-9.2	2020	1571 Heslin Joseph A	
MA	28.-7-4.1	2020	1573 Heslin, Joseph	
MA	28.-7-14	2020	1575 Heslin, Joseph	
MA	28.-8-10	2020	1576 Heslin Joseph A	
MA	28.-10-4	2020	1578 Heslin, Joseph	
MA	29.-2-27	2020	1584 Parsehyan Bedros	
MA	34.-15-7	2020	1602 Schinaia Revoc Liv Trust	Liberato C Trustee
MA	34.-18-5	2020	1605 Fox Philip T	Fox Gweldolyn
MA	40.-40-1	2020	1625 Heslin Joseph Alexander	
MA	41.-14-10	2020	1627 Tear Helen	
MA	41.-22-3	2020	1631 Benyaminov Shiomo	
MA	43.-5-4	2020	1646 Cornell Clarence	Cornell Alma K
MA	43.-9-5.1	43.-9-5.2 2020	1648 Generelli Suzanne	
MA	43.-9-5.2	43.-9-5.1 2020	1649 Generelli Suzanne	

MA	46.-2-92	2020	1673 H3 LLC	
MA	46.-2-93	2020	1674 H3 LLC	
MA	50.-1-80	2020	1682 H3 LLC	
MA	51.-1-8	2020	1683 Cesar Franckline	
MA	51.-3-16	2020	1687 Cesar Franckline	
MA	51.-4-5	2020	1688 Hartman Christopher M	
MA	51.-8-9	2020	1689 Paul Timothy J	Paul Daniel J & Jonathan W.
MA	66.-1-4.3	2020	1722 Acosta Gary	
MA	105.-1-19	2020	1755 Di Martino Joseph	Di Martino Darlene
MA	201.-3-16	2020	1758 H3 LLC	
NE	21.-1-9	2020	1783 PT Power LLC	
NE	25.-1-30	2020	1788 Hasenauer Thomas	
NE	37.-4-11	2020	1809 PT Power LLC	
NE	38.-4-1	2020	1817 Kurpas Vitally	
RO	5.A-1-26	2020	1830 Gillette William & Wells Eugen	Mott Leon & Tompkins, Merritt
RO	26.-1-19	2020	1853 Gorr Richard	Gorr Louise
RO	28.A-1-44.1	2020	1858 PT Power, LLC	
RO	38.-1-6.4	2020	1870 Guastamachia Michael	
RO	42.-1-9.2	2020	1876 Gashi Liridon	
RO	45.-1-67	2020	1883 Viale Massimiliano	Blasutig Viale AnnaLisa
TH	1.-1-98	2020	1909 PT Power, LLC	
TH	3.-1-25.4	2020	1914 Aloc Aurelia	
TH	7.-1-37.1	2020	1933 Garcia Wilfred	Nelson Garcia Irma
TH	8.A-1-76	2020	1940 Rikamo Son Realty, LLC	
TH	9.-1-86	2020	1948 H3 LLC	
TH	9.B-1-8	2020	1951 Zelnick Neil	
TH	9.E-24-1	2020	1958 Rich Richard	
TH	41.-1-22	2020	2048 1751 Route 17B LLC	
TH	42.-11-2.1	2020	2052 Matzel Bruce	Matzel Geraldine
TH	48.-1-56	2020	2061 Skordinski Judy M	
TH	50.-1-37	2020	2066 Mazzella Carl	
TH	51.-1-7	2020	2068 Price Daniel R Sr	
TH	52.H-2-12	2020	2080 Elliott Scott	
TH	52.K-2-13	2020	2085 Martinucci John	
TH	52.T-1-15	2020	2105 Prestigiacomo Mavurizio	
TH	52.T-4-3	2020	2107 Kelly James V.	Kelly Dorothy
TH	52.T-6-9	2020	2109 Romanelli Enio	Romanelli Elia
TH	56.-1-4.28	2020	2121 Donkay, LLC	
TH	56.-1-32.1	2020	2450 DiFusco, Alfonso & Rosanna	
TH	62.-8-6.4	2020	2148 Relaxmor Cottages Inc	
TH	110.-3-32	2020	2191 York Jesse	
TH	111.-9-8	2020	2201 Rikamo Son Realty	
TU	5.-1-1.2	2020	2298 Brown Ernest M	Brown Marguerite
TU	6.D-1-20	2020	2305 The Shula Armani Irrevoc Trust	Don Irena Stuart
TU	10.-2-2	2020	2312 Nedwetzky Roberta	
TU	14.-1-54.1	2020	2319 Decinque Henry Jr	
TU	15.-6-3	2020	2321 Venus Social Club	
TU	16.-5-8	2020	2326 Decinque Henry Jr	
TU	16.-6-5	2020	2327 Coviello Pasquale V	Coviello Caterina
TU	16.-6-6	2020	2328 Coviello Pasquale V	Coviello Caterina
TU	16.-7-1.5	2020	2329 Coviello Vincent W	Coviello Diane M