

**COUNTY COURT: STATE OF NEW YORK
COUNTY OF SULLIVAN**

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**IN THE MATTER OF FORECLOSURE OF 2021
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.**
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**AMENDED
DECISION AND ORDER**

Index No.: 2021-1567

The Petitioner, Nancy Buck, as Real Property Tax Law Enforcing Officer and Sullivan County Treasurer, having submitted a Report and Notice of Surplus Foreclosure Sale Proceeds and Report and Notice of No Surplus Sale Proceeds both sworn to the 12th day of June, 2024 showing that \$3,037,362.30 (with interest to accrue) remains on deposit as surplus money with respect to parcels sold at the public auction held in and for the County of Sullivan on September 6, 2023 and September 7, 2023 and upon all papers and proceedings had herein, it is hereby

ORDERED, that the Report and Notice of Surplus Sale Proceeds sworn to the 12th day of June, 2024 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, that upon review of the facts and circumstances set forth in the Report and Notice of No Surplus Sale Proceeds sworn to the 12th day of June, 2024, it is hereby confirmed that the Enforcing Officer has provided sufficient proof to support that the parcels noted on said Report have no surplus funds available pursuant to the provisions of the RPTL relating to the distribution of surplus; and it is further

ORDERED, that pursuant to RPTL §1196(3)(b) the Enforcing Officer shall notify former property owners noted on Exhibit “A” on the Report referenced above and also annexed hereto as Exhibit “A” that a surplus was attributable to the sale and 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 notify the interested parties of the procedure to be followed in order to make a claim for a share of the surplus noted on Exhibit “A” of the Report referenced above and also annexed hereto as Exhibit “A”; 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; and it is further

ORDERED that this Order amends the prior Order of this Court dated July 29, 2024 so as to include a detailed list of the former owners and the Index Number associated with the foreclosure proceeding of their parcel, which list is annexed hereto and made a part hereof as Exhibit “A”.

Dated: Monticello, New York
October 1, 2024



HON. JAMES R. FARRELL
SULLIVAN COUNTY COURT JUDGE

EXHIBIT "A"

Lot#	SBL	GAIN	FORMER OWNERS	INDEX NUMBER FOR SURPLUS CLAIMS
2	BE9.-1-23.1	\$ 20,552.52	Votee, Frank	2020-1344
3	BE9.-1-27	\$ 53,769.43	Sullivan Farm Inc.	2021-1567
4	BE13.-1-22	\$ 341,591.24	Universal Temple Church of God	2021-1567
5	BE17.-1-19.2	\$ 111,666.26	Dorsey, Paulette	2019-1859
6	BE22.-1-50	\$ 5,377.86	Kearney, Arthur L, Jr.	2021-1567
13	BE41.-1-7	\$ 1,936.57	Yen, Yun Lo	2021-1567
14	BE41.-7-2	\$ 3,700.46	Diaz, Nathaniel	2021-1567
16	BE41.-17-4	\$ 3,019.72	Liu, Jerry Kang; Shyong, Jan An	2021-1567
17	BE41.-17-9	\$ 482.20	Liu, Jerry Kang; Shyong, Jan An	2021-1567
18	BE41.-20-2	\$ 101.77	Botsford, Joanne M.	2021-1567
19	BE42.-12-15	\$ 45,737.71	Mullen, Patrick F.	2021-1567
20	BE43.-15-11	\$ 557.21	Cassetta, Jennie	2021-1567
21	BE43.-19-3	\$ 677.86	Myszka, Leon; Myszk, Janina	2021-1567
22	BE43.-20-4	\$ 357.21	Vetere, Albert; Vetere, Angela	2021-1567
23	BE43.-26-3	\$ 1,277.86	Smedile, Pamela Shropshire	2021-1567
24	BE46.-4-1.1	\$ 219.72	Kim, Gong Bae; Kim, Soon Wha	2021-1567
25	BE46.-4-1.2	\$ 2,019.72	Kim, Gong Bae; Kim, Soon Wha	2021-1567
26	BE46.-4-1.4	\$ 777.86	Harris, Taryn A.; Rohrer, Natalie L.	2021-1567
27	BE46.-5-1.1	\$ 250.68	Harris, Taryn A.; Rohrer, Natalie L.	2021-1567
27	BE46.-5-1.3	\$ 162.61	Harris, Taryn A.; Rohrer, Natalie L.	2021-1567
30	BE49.-6-6	\$ 3,277.73	Harris, Taryn A.	2021-1567
32	BE51.B-6-4	\$ 228.82	Prestigiacomo, Mavurizio	2020-1344
34	BE51.B-8-4	\$ 38.08	H3, LLC	2020-1344
37	CA18.-1-73	\$ 193.39	Ranft, Carl	2021-1567
38	CA28.-1-14	\$ 82,305.06	Cappelletti, Marie	2021-1567
39	CO18.-1-27	\$ 2,125.84	Cohen, Benzion	2019-1859
41	FA3.-1-9.223	\$ 51,451.60	Marcello, Edmund	2021-1567
42	FA6.-1-1.4	\$ 10,784.62	Rivera, Eduardo P., II	2021-1567
47	FA7.-1-50	\$ 13,565.73	Medina, Angelina M; Rivenburg, Juan	2021-1567
52	FA41.-1-54.1	\$ 397.14	Botsford, Joanne M.	2021-1567
57	FA58.A-1-22.6	\$ 5,374.01	Sultana, Bader	2021-1567
58	FA58.H-5-2	\$ 253.78	Holand, Sidney J.; Holand, Faye	2021-1567
59	FA63.-1-14.1	\$ 4,607.47	Sims, Derrick R.	2021-1567
60	FO6.-1-6	\$ 81,288.97	; McCauley, Betty ArmsteadArmstead, Queen	2021-1567
61	FO6.-2-36.33	\$ 4,040.98	Gruenhagen, Todd	2019-1859
61A	FO25.-1-6.5	\$ 227,596.76	Tammany, Janina, as Trustee of John Scarpitta Irr. Trust	2020-1344
64	FO30.-1-21	\$ 28,988.78	Senne Investments, LLC.	2021-1567
66	FO34.-1-1	\$ 1,327.42	Senne Investments, LLC.	2021-1567
67	FR29.-1-4.7	\$ 75,443.28	Kripackj, Margaret	2021-1567
68	FR30.-4-4	\$ 587.77	Kozler, John	2021-1567
70	HI11.-1-6.5	\$ 71,605.22	DiNardi, John S.	2021-1567
71	HI18.-1-4.3	\$ 13,024.05	Hof, Liselotte	2019-1859
72	HI18.-1-25	\$ 1,550.32	Brower, Ward; Toaspern, Farand; Toaspern, Arthur C	2020-1344
74	HI25.-1-1.9	\$ 49,422.12	Haas, Charlette F.; Marchesin, Brad A.	2021-1567
77	HI29.-1-15	\$ 1,291.86	Aviles, Victoria	2021-1567
78	LI1.-1-3	\$ 1,258.36	Ballard, Simona	2021-1567
80	LI5.-1-45.2	\$ 14,093.20	Hall, John; Carney-Hall, Eileen	2021-1567
81	LI5.-1-50.2	\$ 7,573.31	Sultana, Bader	2021-1567
82	LI6.-1-37.3	\$ 49,208.23	Trujillo, Gillian	2019-1859
84	LI23.-1-53	\$ 150,689.84	Gerow, Theresa	2021-1567
85	LI29.-1-20	\$ 17,918.84	Sultana, Bader	2021-1567
87	LI35.-2-24	\$ 9,017.97	Sullivan, Kenneth	2021-1567

90	LI40.-1-10.2	\$ 26,611.11	LaSalle, Joseph	2020-1344
91	LI46.-1-25.4	\$ 29,247.69	Durcan, Michael J.	2021-1567
94	LI104.-1-12	\$ 112,937.49	Summit Town Square, LLC.	2021-1567
96	LI111.-1-10	\$ 42,257.78	Facy, George	2021-1567
102	LU7.-7-17	\$ 11.64	O'Brien, Michael	2019-1859
103	LU11.-1-31.15	\$ 251,516.69	Stenk, Lydia & Michael	2021-1567
104	LU14.-1-80.14	\$ 1,749.00	Stasiuk, George & Marie	2021-1567
108	LU24.-1-2.20	\$ 3,218.23	Equity Homes of New York Inc.	2021-1567
109	LU24.-1-8.5	\$ 3,711.60	Equity Homes of New York Inc.	2021-1567
110	LU28.-1-15	\$ 11,189.87	Marino, Michael A.; Sergio, Theresa	2021-1567
112	MA10.-1-15	\$ 8,323.80	Rosum, Ondrej	2021-1567
113	MA13.-2-21	\$ 150.00	H3, LLC	2020-1344
116	MA29.-2-27	\$ 5,025.56	H3, LLC	2020-1344
118	MA34.-18-5	\$ 4,267.81	Fox, Philip T.; Fox, Gweldolyn	2020-1344
118	MA34.-18-6	\$ 4,394.74	Savoca, Sebastian F.; Savoca, Sheilah	2021-1567
120	MA35.-1-8	\$ 8,664.78	Savoca, Sebastian F.; Savoca, Sheilah	2021-1567
121	MA35.-6-1	\$ 1,164.78	Savoca, Sebastian F.; Savoca, Sheilah	2021-1567
121	MA35.-6-3	\$ 1,234.71	Savoca, Sebastian F.; Savoca, Sheilah	2021-1567
124	MA38.-1-25	\$ 6,825.07	Pagounadis, Dimitrio	2021-1567
125	MA38.-2-7	\$ 3,124.87	Andriuolo, Robert	2021-1567
128	MA39.-11-3	\$ 14,282.90	Gojcaj, George	2021-1567
132	MA41.-22-3	\$ 3,600.72	Benyaminov, Shiomo	2020-1344
134	MA57.-13-10.1	\$ 85,075.26	Vitanza, Patricia K; Vitanza, Richard A	2021-1567
135	MA57.-17-12	\$ 5,231.98	Oriscak, Joseph	2021-1567
137	MA65.-1-3.8	\$ 12,710.94	Allen, Stanley Paul	2021-1567
138	MA65.-1-3.9	\$ 12,572.52	Allen, Stanley Paul	2021-1567
140	MA107.-4-23	\$ 1,331.17	Monaco, Gary; Monaco, Kathryn	2021-1567
141	NE38.-1-17	\$ 1,473.08	Sullivan, Kenneth	2021-1567
142	RO11.-1-3.11	\$ 388,026.84	Harrison, William; Harrison, Monique	2021-1567
143	RO30.A-9-15.2	\$ 28,030.17	Erlenbach, Marc	2021-1567
146	TH9.E-20-2	\$ 129,876.33	Equity Trust Co. Custodian, Perry Granum IRA FBO	2021-1567
149	TH24.-1-32.1	\$ 93,561.58	Korth, Beverly; Korth, Gary M	2021-1567
150	TH25.-1-15.3	\$ 19,624.04	Kearney, Arthur L, Jr.	2021-1567
153A	TH51.-1-29.1	\$ 77,986.84	Dry Family Holdings, LLC	2019-1859
155	TH52.G-1-87	\$ 6,503.47	Hegarty, Timothy; Hegarty, Eileen	2021-1567
156	TH52.L-3-12	\$ 1,867.66	Kriegel, Sidney; Kriegel, Paula	2021-1567
157	TH52.M-2-10	\$ 2,472.32	Ryan, Thomas; Ryan, Barbara	2021-1567
158	TH52.M-3-6	\$ 2,345.24	Block, Seymour; Block Phyllis	2021-1567
159	TH52.M-3-8	\$ 1,400.74	Holden, Susan; Holden, David	2021-1567
160	TH52.M-3-27	\$ 2,367.47	Harrison, Ernest; Harrison, Phyllis	2021-1567
161	TH52.S-3-18	\$ 6,823.29	Braunstein, Howard N; Cupolo, Jamie C.	2021-1567
162	TH52.T-1-10	\$ 13,334.19	Pollack, Eileen	2021-1567
163	TH52.T-1-19	\$ 2,472.32	Malone, Joseph J.; Malone, Rose Marie	2021-1567
169	TU16.-16-2	\$ 4,412.36	Couch, Telena	2021-1567
170	TU20.-1-8.1	\$ 35,741.62	Kleingardner, Randy; Kleingardner, Elizabeth	2021-1567
450-23	TU16.-5-1.2	\$ 1,300.65	Coviello, John F; Coviello, Angela J	2019-1859
450-23	TU16.-5-1.4	\$ 870.92	Coviello, John F; Coviello, Angela J	2019-1859