

STATE OF NEW YORK
COUNTY COURT : SULLIVAN COUNTY
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In the Matter of Foreclosure of 2022 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
-----X

AMENDED REPORT AND
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS

Index No.: 2022-1911

FILED
SULLIVAN COUNTY CLERK
2025 FEB 19 PM 12:50

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, Nancy Buck, RPTL Article 11 Enforcing Officer and Sullivan County Treasurer, do hereby
certify and affirm as true under the penalties of perjury that:

1. A Report and Notice of Surplus Foreclosure Proceeds dated December 16, 2024 was
ratified by this Court by Decision and Order dated December 19, 2024, both of which are
incorporated herein by reference.
2. After the Report and Notice was ratified, it came to my attention that the amount of surplus
was incorrect for two parcels set forth in the Order dated December 19, 2024.
3. The amount of surplus for the following parcels was changed as follows:

LOT #	Original Amount of Surplus	Corrected Amount of Surplus	Reason
Town of Fallsburg SBL 61.-1-27.1 et al	\$131,411.74	\$156,847.40	Former owner made Installment payments of \$25,435.66 which were not included in the original amount of surplus
Town of Mamakating SBL 75.-1-26 et al	\$63,250.24	\$65,707.69	Former owner made Installment payments of \$2,457.45 which were not included in the original amount of surplus

4. Annexed hereto as Exhibit “1” is an amended list of the former owners who may be eligible
to make a claim for said surplus and their last-known mailing addresses, which includes
the corrected amounts of surplus for the parcels listed above.

5. If the Court grants the relief sought herein, notice shall be sent to the two former owners set forth above advising them of the corrected amount of surplus and the procedure to claim the same, all in accordance with RPTL §1196(3)(b). All other former owners were provided with notice of their amount of surplus and instructions on how to claim the same on January 7, 2025 and an Affidavit of Service was previously filed with the Court.
6. This will confirm that the surplus funds set forth on Exhibit "1" have been deposited into an interest-bearing Court and Trust Account.
7. This Amended 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
11th day of February, 2025

Kathleen Lara

Notary Public

Nancy Buck
NANCY BUCK
Sullivan County Treasurer

KATHLEEN LARA
Notary Public, State of New York
Reg. No. 01245001645
Commission Expires November 3, 20____

Monthly Installment History Status Report
Real Property Tax Services

02/10/2025

Installment Agreement Number: 2021 103126
Taxpayer Name: LEONARDO(LEONARD J) CASTILLO
Parcel Number: FA61.-1-27.3FA61.-1-27.1,

Payment:	Cash Receipt Number	Date	Principal	Interest	Penalty	Total
0.00	Down Payment	09/03/2021	7421.21	0.00	0.00	7421.21
1.00	Timely Payment	11/04/2021	1559.07	420.54	0.00	1979.61
2.00	Timely Payment	12/15/2021	1574.67	404.94	0.00	1979.61
3.00	Late Payment	02/15/2022	1491.43	389.20	98.98	1979.61
4.00	Late Payment	03/15/2022	1605.33	374.28	98.98	2078.59
5.00	Timely Payment	03/15/2022	1621.38	358.23	0.00	1979.61
6.00	Timely Payment	03/31/2022	1637.59	342.02	0.00	1979.61
7.00	Late Payment	05/19/2022	1653.97	325.64	98.98	2078.59
8.00	Timely Payment	06/15/2022	1670.51	309.10	0.00	1979.61
9.00	Timely Payment	06/15/2022	1687.21	292.40	0.00	1979.61
Principal to date: 21,922.37			Totals:	3216.35	296.94	25435.66

Monthly Installment History Status Report
Real Property Tax Services

02/19/2025

Installment Agreement Number: 2022 103306
Taxpayer Name: LISA TRAVIS, ANGELO SPECIALE
Parcel Number: MA75.-1-26MA75.-1-29.1, MA75.-1-29.2,

Payment:	Cash Receipt Number	Date	Principal	Interest	Penalty	Total
0.00	Down Payment	01/05/2023	1939.97	0.00	0.00	1939.97
1.00	Timely Payment	02/15/2023	407.55	109.93	0.00	517.48
Principal to date:		2,347.52	Totals:	2347.52	109.93	2457.45

Lot#	SWIS	TOWN	RE_TaxMap1	SURPLUS	Lien Year	Owner_Name1	Owner_Name2	AddressLine1	City	State	Zip	Submit Claims
3	482000	BETHEL	8-1-101	\$ 27,892.06	2022	Unknown	Attn: Abe Waldman	149 Penn St	Brooklyn	NY	11211	2022-1911
5	482000	BETHEL	43.-14-5	\$ 965.96	2022	Glasner, Paul		402 Lake Pointe Dr	Middle Island	NY	11953	2022-1911
6	482000	BETHEL	43.-19-9	\$ 140.09	2022	Petrucelli, Antonio		35-56 160th St	Flushing	NY	11358	2022-1911
10	482000	BETHEL	44.-3-6	\$ 1,940.09	2022	Malloy, Craig		142 Rowley St	Newington	CT	06111	2022-1911
11	482000	BETHEL	46.-11-5	\$ 4,872.98	2022	Shah, Dipak		1 Vanderbilt Blvd Unit 306	Florcham Park	NJ	07932	2022-1911
12 & 13	482000	BETHEL	46.-17-2.3 & 46.-17-2.4	\$ 1,608.26	2022	Porco, Domenico		1050 Waring Ave	Bronx	NY	10469	2022-1911
78 & 14	482000	BETHEL	43.-27-1.1 & 46.-17-14	\$ 4,615.55	2022	Newhouse, Moshé		33 Giti Rd	Lakewood	NJ	8701	2022-1911
15	482000	BETHEL	47.-21-6	\$ 1,641.59	2022	Morrison, Helen J	Attn: Eugene Smith	1260 Clearwater Ln	Corolla	NC	27927	2022-1911
20	482000	BETHEL	51.A-7-1	\$ 225.84	2022	Bierwirth, Robert G		PO Box 5	Yachts	OR	97498	2022-1911
21	482000	BETHEL	51.B-6-3	\$ 139.30	2020	Prestigiacomo, Mavurizio		8 Douglas Dr	Holmdel	NJ	07733	2020-1344
23	482000	BETHEL	51.B-6-11	\$ 133.28	2022	Tubner, Gustav		PO Box 1123	Livingston Manor	NY	12758	2022-1911
27	482289	CALICOON	18.-1-24.2	\$ 3,525.64	2022	Cuttler, Alfred T & Cuttler, Sandra L		91-41 121st St	Richmond Hill	NY	11418	2022-1911
31	482600	DELAWARE	5.-1-36.5	\$ 83,158.46	2022	Locantro, William		4107 Briarcliff Cir	Boca Raton	FL	33496	2022-1911
34	482889	FALLSBURG	6.-1-1-20	\$ 3,209.56	2014	Feider, Shirley A		482 Hasbrouck Dr	Woodbourne	NY	12788	2014-2014
37	482889	FALLSBURG	9.-1-75	\$ 2,081.50	2021	Sullivan County Incubator LLC		14 Second St Apt 1	Troy	NY	12180	2021-1567
45	482889	FALLSBURG	56.-1-63.11	\$ 12,089.23	2021	Sultana, Bader	Irene Weissman Revoc. Trust	140 W 58th St	New York	NY	10019	2022-1911
48	482889	FALLSBURG	44.-1-70	\$ 2,338.01	2022	Weissman, Irene		67 Lexington Dr	Newburgh	NY	12550	2021-1567
49&50	482889	FALLSBURG	61.-1-27.1 & 61.-1-27.3	\$ 156,847.40	2019	Castillo, Leonardo		PO Box 907	South Fallsburg	NY	12779	2019-1859
51	482889	FALLSBURG	63.-1-10.2	\$ 77,739.43	2022	Agibaser, Gulisen		318 Broughton Ave	Bloomfield	NJ	07003	2022-1911
51A&131	483200	FREMONT	22.-1-7-4	\$ 64,489.63	2022	Edith Fischl Living Trust		416 Bryant Ave	New Hyde Park	NY	11040	2022-1911
54	483200	FREMONT	32.-1-23.2	\$ 44,319.28	2022	Porter, Linda		PO Box 84	Hankins	NY	12741	2022-1911
56	483000	FORESTBURGH	29.-1-2-4	\$ 48,480.24	2021	Robinson, Noni		PO Box 180	Pine Bush	NY	12566	2022-1911
59	483400	HIGHLAND	15.-1-8-12	\$ 705.87	2022	Russek, Joseph C III		105 Lexington Ave Apt 1F	Brooklyn	NY	11238	2021-1567
60	483400	HIGHLAND	25.-1-27.7	\$ 5,936.15	2021	Reyes, Julia	Zanetti, Daniel	33 Summit Ave	Liberty	NY	12754	2022-1911
61	483601	LIBERTY	105.-8-2 & 105.-8-19	\$ 35,068.85	2022	Egnes, Christopher G		139 Renner Rd	Rock Hill	NY	12775	2022-1911
62&63	483689	LIBERTY	7.-7-4.1	\$ 16,572.60	2022	Caltebelliota, Thomas		12 Main St	Parksville	NY	12768	2022-1911
70	483689	LIBERTY	30.-1-28.7 & 30.-1-28.9	\$ 40,474.63	2022	Weitz, Stuart	Caltebelliota, Frank	68 Nature Lake Rd	Liberty	NY	12754	2022-1911
73	483689	LIBERTY	35.-1-6-1	\$ 104,311.72	2022	Friedland, Sandee		4 River Rd 3A	New York	NY	10044	2022-1911
76&77	483800	LUMBERLAND	5.-10-8 & 5.-10-9	\$ 2,046.64	2022	Black, Walter Sr.		775 Main St	Plymouth	CT	06782	2022-1911
78	483800	LUMBERLAND	6.-13-4	\$ 366.82	2022	Olivieri, Ann	Attn: Boucher Teresa	1 Nautilus Dr	Hampton Bays	NY	11946	2022-1911
80	483800	LUMBERLAND	21.A-1-25	\$ 16,093.11	2022	Quinlan, Kevin J		PO Box 323	Glen Spey	NY	12737	2022-1911
81	483800	LUMBERLAND	22.-6-4	\$ 10,181.45	2015	Gafycz, Bohdan		PO Box 517	Chester	NY	10918	2015-2015
81A	483800	LUMBERLAND	22.-6-4	\$ 10,181.45	2015	Gafycz, Bohdan		PO Box 517	Katonah	NY	10536	2022-1911
82	484003	MAMAKATING	107.-1-21	\$ 113,106.16	2022	Klupacs, Christopher L (Deceased)		43 W. Conkling Ave	Middletown	NY	10940	2022-1911
83	484003	MAMAKATING	16.-1-15	\$ 5,462.14	2022	Friedrich-Grosvenor, Mamoun		766 Greene Ave	Brooklyn	NY	11221	2022-1911
85	484089	MAMAKATING	23.-1-26.5 & 40.-2-3.2	\$ 1,187.45	2022	O'Hara Thomas J Jr.		PO Box 323	Ellenville	NY	12428	2022-1911
86	484089	MAMAKATING	19.-1-13	\$ 32,828.47	2022	Mackay, Kenneth		319 E 115th St 1A	New York	NY	10029	2022-1911
87&95	484089	MAMAKATING	29.-2-28.5	\$ 101.94	2022	Pyonteck, Lee Ann	c/o Lee Ann Pyonteck Byram	79 Lakeview Dr	Allentown	NJ	08501	2022-1911
91	484089	MAMAKATING	38.-1-16	\$ 5,122.39	2021	Pagounadis, Dimitrios		20-56 33rd St	Astoria	NY	11105	2021-1567
92	484089	MAMAKATING	41.-2-1	\$ 1,850.99	2022	Kramer, Estate of Mary		116 Shore Dr	Oakdale	NY	11769-1928	2022-1911
96	484089	MAMAKATING	42.-5-10	\$ 1,053.05	2022	Murphy, Charles II	c/o W. Kramer	737 E. 83rd St	Brooklyn	NY	11236	2022-1911
98	484089	LUMBERLAND,	483800 7.-15-15; 484089 42.-10-9 &		2022	Hussner LLC		35 Firwood Rd South	Wurtsboro	NY	12790	2022-1911
79, 99&124	484089	THOMPSON	484689 2.-1-51.1	\$ 91,432.62	2022	Shoemaker, William M & Daniel		362 36th Street	Lindenhurst	NY	11757	2022-1911
100	484089	MAMAKATING	43.-2-6	\$ 2,786.24	2022	Blanchetto, William; Bulling, Janet		362 36th Street	Lindenhurst	NY	11757	2022-1911
101	484089	MAMAKATING	43.-15-1.1	\$ 8,066.00	2022	Gersman, Harriet		5729 Fairway Park Ct.	Boytown Beach	FL	33437	2022-1911
102	484089	MAMAKATING	58.-2-1	\$ 184,584.48	2022	Cardello Family Trust		363 Yankee Lake Rd	Wurtsboro	NY	12790	2022-1911
103	484089	MAMAKATING	59.-2-9	\$ 46,798.71	2022	Shoemaker, Ralph A; Ogden, Dian		61 Watkins Ave	Middletown	NY	10940	2022-1911

104	484089	MAMAKATING	70.A-3-5.1	\$	20,857.56	2022	Piazza, John	407 Derby Rd	Middletown	NY	10940	2022-1911
105&106	484089	MAMAKATING	71.-1-37.3 & 71.-1-37.4	\$	32,043.86	2020	Natello, Frank III	13 Hopper St	Utica	NY	13501	2020-1344
107	484089	MAMAKATING	75.-1-26, 75.-1-29.1 & 75.-1-29.2	\$	65,707.69	2021	Speciale, Angelo	397 Collabar Rd	Montgomery	NY	12549	2021-1567
111	484200	NEVERSINK	39.-2-11	\$	4,417.70	2022	Shaffer, Barbara	802 E 1st Street	Auburn	IN	46706	2022-1911
112	484200	NEVERSINK	39.-2-12	\$	5,736.56	2022	Shaffer, Barbara	802 E 1st Street	Auburn	IN	46706	2022-1911
113	484400	ROCKLAND	18.-1-15.2	\$	1,687.67	2022	Carmona, Reymart Monforte	204 Sawmill River Rd	Woodmere	NY	11598	2022-1911
116	484400	ROCKLAND	45.-1-12	\$	53,757.43	2022	Makkas, Konstantinos	12 Oak View Path, Apt E	Livingston Manor	NY	12758	2022-1911
123	484689	THOMPSON	1.-1-92.2	\$	6,501.60	2022	Vannoststrand, Dudley F Jr.	7945 State Route 52 lot 14	Narrowburg	NY	12764	2022-1911
136	484689	THOMPSON	32.-1-17	\$	64,210.79	2022	Weigand, Thomas D (Deceased)	5008 Dr. Martin Luther King Jr	St. Petersburg	FL	33703	2022-1911
139	484689	THOMPSON	50.-1-49	\$	24,688.14	2022	Petroff, Lillian	15 W 81st St Unit 11B	New York	NY	10024	2022-1911
141	484689	THOMPSON	52.G-1-16	\$	29,100.94	2022	Paparella, Emanuel	7422 Rockbridge Cir	Lake Worth	FL	33467	2022-1911
143	484689	THOMPSON	52.L-2-13	\$	883.58	2022	Wayne Properties LLC	14 South Ct	Port Washington	NY	11050	2022-1911
144-148	484689	THOMPSON	52.M-1-7, 52.M-3-15, 52.M-3-16, 52.M-	\$	9,149.74	2022	Vision Zero LLC	1151 Mile Square Rd	Yonkers	NY	10704	2022-1911
149	484689	THOMPSON	52.M-4-8	\$	4,798.99	2022	Kaplan, Barry M; Kaplan, Steven E	5111 Indian Shores Pl	Wimauna	FL	33598	2022-1911
150	484689	THOMPSON	52.M-4-15	\$	2,182.90	2022	Kalinsky, Joseph	19356 SW 5th St	Pembroke Pines	FL	33029	2022-1911
151	484689	THOMPSON	52.Q-2-4	\$	1,230.82	2022	Kaplan, Irwin	27-81 Beach Dr	Merrick	NY	11566	2022-1911
152	484689	THOMPSON	52.Q-4-13	\$	598.89	2022	Passalacqua, Cosmo	245 E 19th St Apt 7C	New York	NY	10003	2022-1911
153	484689	THOMPSON	52.T-2-1	\$	2,211.65	2022	Kramer, Myrna	2265 Gerritsen Ave., Apt 5R	Brooklyn	NY	11229	2022-1911
154	484689	THOMPSON	55.-4-17.7	\$	22,465.15	2022	Stellar Landholding LLC	5349 W. Rochdale Ln	Herriman	UT	84096	2022-1911
155	484800	TUSTEN	16.-6-3-5	\$	2,447.15	2022	Simmons, Georgia L ; Simmons, Sharon	40-28 B W Mosholu Pkwy	Bronx	NY	10468	2022-1911
156	484800	TUSTEN	16.-7-1-14	\$	2,237.69	2022	Roach, George	3014 State Route 52	Pine Bush	NY	12566	2022-1911
159-161	484800	TUSTEN	22.-1-19.1, 22.-1-19.7, 22.-1-19.8	\$	430,473.81	2022	Tarallo, Lucille	89-93 Teaneck Rd Apt B15	Ridgefield Park	NJ	07660	2022-1911
NOVEMBER 20, 2024 AUCTION:												
16	482000	BETHEL	48.-14-14	\$	16,725.59	2022	Cavaluzzi, Gloria E	290 Dry Brook Rd	Roscoe	NY	12776	2022-1911
53	483200	FREMONT	2.-1-3-12	\$	40,754.56	2022	Currey, Carole	16 Sherwood Blvd, Apt 107	Livingston Manor	NY	12758	2022-1911
68	483689	LIBERTY	27.-2-10.1	\$	35,081.16	2022	LeGrand, Nathan Jr	1477 Castleton Ave	Staten Island	NY	10302	2022-1911
75	483689	LIBERTY	36.-1-108	\$	86,843.16	2022	Vision Zero LLC	1151 Mile Square Road	Yonkers	NY	10704	2022-1911
140	484689	THOMPSON	52.B-1-25	\$	52,240.10	2022	Goldberg, Darren	6670 Bristol Lake S	Delray Beach	FL	33446	2022-1911
142	484689	THOMPSON	52.J-3-8	\$	181,362.54	2022	Rokhvarg, Lawrence Michael	104 Beacon Hill Lane	Palm Coast	FL	31237	2022-1911
157	484800	TUSTEN	16.-9-3-4	\$	10,140.97	2022	Shepperson, Morton A	160-16 78th Rd	Flushing	NY	11366	2022-1911
158	484800	TUSTEN	16.-9-3-5	\$	9,140.97	2022	Shepperson, Eunice J	160-16 78th Rd	Flushing	NY	11366	2022-1911
				\$	2,936,636.10	2022	Shepperson, Morton A					2022-1911