

SULLIVAN COUNTY - STATE OF NEW YORK

RUSSELL H. REEVES, COUNTY CLERK 100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE ***THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH***



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INSTRUMENT #: 2025-191

Receipt#: 20251130233

Clerk: AH

Rec Date: 06/25/2025 03:00:04 PM

Doc Grp: LP

Descrip: JUDGMENT OF FORECLOSURE

Num Pgs: 13

Rec'd Frm: COUNTY COURT

Party1: IN THE MATTER OF FORECLOSURE OF

2023 TAX LIENS

Party2: LIST OF DELINQUENT TAXES

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

Record and Return To:

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 <u>U</u> day of June, 2025.

PRESENT: Hon. James R. Farrell, County Court Judge

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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.

JUDGMENT

Index No.: 2023-1387

-----X

UPON reading and filing the List of Delinquent 2023 Taxes duly verified on the 1st day of November, 2023 and filed November 1, 2023 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 2023 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 10th day of June, 2025, showing that the period of redemption has expired and that no Answer has been filed or served;

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 2023 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 2023, 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 sections 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 2023 Taxes, not heretofore redeemed or withdrawn and as to which no Answer has been interposed, and to which no installment agreement has been entered into, no bankruptcy proceedings have been filed and as contained on Schedule "J" attached to the Notice of Motion dated June 10, 2025, 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 June 5, 2025, 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 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 2024/2025 and 2025/2026 Village tax liens, the payment of which will be the obligation of the successful purchasers at the County of Sullivan's Public Auction and the respective Village shall be paid their delinquent taxes after the County's unpaid liens are satisfied from the surplus proceeds of the sale, if any; and it is further

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; however, nothing contained herein shall be construed to preclude any such person from filing a claim for a share of any surplus that may be attributable to the sale of such parcel pursuant to \$1135 or Title 6 of the RPTL; 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 is 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 as contained on Exhibit "J" attached to the Notice of Motion for Default Judgment, which is incorporated by reference herein.

DATED: June <u>24</u>, 2025

Monticello, New York

ENTER:

Hon. James P. Farrel County Court Judge

EXHIBIT

Schedule "J" Revised List of Delinquent Taxes

	Schedule 1 Revised List of Definda		
SBL	OWNER 1	OWNER 2	LIEN YEAR
482000 21-8	Kirkpatrick Ellison A		2023
482000 91-43	Sullivan Farm Inc		2023
482000 131-23	O'Connor Shaun P	Byrd, Shilo J	2023
482000 181-13.4	Curry Daniel	Curry, Tisha	2023
482000 221-56	SVG 26 LLC		2023
482000 221-59	SVG 26 LLC		2023
482000 221-60	SVG 26 LLC		2023
482000 221-62	SVG 26 LLC		2023
482000 261-6	SVG 26 LLC		2023
482000 285-4	Khaimov Aleksandr		2023
482000 287-20	Korn Matthew P	Korn, Zina L	2023
482000 296-5.5	Bennani Abdellatif		2023
482000 322-10.6	Adar Villas at White Lake LLC		2023
482000 332-1	Adar Villas at White Lake LLC		2023
482000 332-1./0902	Adar Villas at White Lake LLC		2023
482000 332-1./1001	Adar Villas at White Lake LLC		2023
482000 332-1./1002	Adar Villas at White Lake LLC		2023
482000 333-2	Adar Villas at White Lake LLC		2023
482000 371-23./0401	J & G Family Irrevocable Trust		2023
482000 371-29	Barry Deirdre		2023
482000 401-36	Bennani Abdellatif		2023
482000 4125-20	Matthews William L		2023
482000 4214-4	Gouivan, Oleg		2023
482000 4214-6	Gouivan, Oleg		2023
482000 4224-10	Edelman Alan	Edelman, Jeanne	2023
482000 4314-12	Gupta Prem Pakash		2023
482000 4321-7	Kirkpatrick Ellison A		2023
482000 452-18	Porrata Michael Lee		2023
482000 4513-21	Venetis Elefthezios		2023
482000 474-8	Halpert Simcha		2023
482000 492-3	Cogdell, Tyrone Clyde	Hagans, Syeda Yvette	2023
482000 4912-3	Chevalier Paul	G , ,	2023
482000 503-4	Klucsarits Jack	Klucsarits, Barbara	2023
482000 5026-17	Mullamphy Mary	Mullamphy, Terrence	2023
482000 51.A-10-1	Macchia Peter	Macchia, Theresa	2023
482000 51.B-7-6	Count Michael John	,	2023
482000 51.B-8-3	Spira Zurich		2023
482000 531-58.11	Bankhead Joshua Marcel		2023
482000 531-60.37	Bennani Abdellatif		2023
482000 531-61.2	Bankhead Joshua Marcel		2023
482000 55.F-2-20	Chapman Brian		2023
482289 91-14.9	Rampe William	Rampe, Dawn	2023
482289 243-6	Schwerberg Marius	, ,	2023
482289 243-7	Schwerberg Marius		2023
482289 251-31.1	Meta A Sorge	Meta M. Fischer, Life Tenant	2023
482289 251-52.2	Schwerberg Nancy	, <u></u>	2023
482289 291-16.1	Janik II Donald		2023
482400 11-22.31	Ganyer Gerald		2023
482400 11-22.33	Ganyer Gerald		2023
482600 82-2	Miller Myron L		2023
482600 241-7.1	Carbone Frank Jr	Carbone, Eva	2023
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482801 1031-1	Manny Dancour aka Danour	Menachem Eliya	2023
482801 1031-16	Rifenberg Alexander-Wayne		2023
482801 1041-5.3	H G R H Realty Corp		2020
482801 1055-1	Blumenberg Nathan		2023
482801 1055-2.1	Blumenberg Nathan		2023
482801 1111-3.8/6402	Grosz Reisel Y		2023
482889 11-40.1	Zhang Qing Xue		2023
482889 11-40.2	Zhang Qing Xue		2023
482889 11-40.4	Zhang Qing Xue		2023
482889 11-51.1	Carnel Joel	Dwosh, Max	2023
482889 121-49	Pinson Chaya		2022
482889 121-65.7	Pro Build 54 LLC		2023
482889 161-26.7	Langschultz Jessica	Vail, Timothy	2023
482889 171-12.10	Rammler Karl F Jr	Thomas, Paula A	2023
482889 198-13.4	Rammler Karl F Jr	Karl F Rammler Living Trust	2023
482889 198-13.5	Rammler Karl F Jr	Karl F Rammler Living Trust	2023
482889 198-21	Mirakaj Violeta		2023
482889 1910-13.12	Prager Harris	Prager, Elizabeth W	2023
482889 1911-2	David Travel LLC	, , ,, ,	2023
482889 1911-3.1	David Travel LLC		2023
482889 211-40.2	Kritikos Hristoforos		2023
482889 261-73	Bennani Abdellatif		2023
482889 281-50	1613 East 29 LLC		2023
482889 281-57.3./2701	Cohen Aviezer	Cohen, Elaine	2023
482889 321-32.1	Rachmanov Beni	conen, claine	2023
482889 349-4	Carpinone Chris J		2023
482889 361-23./2801	Laurel E11 LLC		2023
482889 382-5.1	4 Pinewood Estates LLC		2023
482889 382-6	Lipko Estates LLC		2023
482889 391-26.1	1613 East 29 LLC		2023
482889 391-84./1701	Meadow 31 Holdings LLC		2023
482889 391-90./1301	Berkovits Avigdor		2023
482889 421-10.2	Steiger Hilda		2023
482889 441-53	Bennani Abdellatif		2023
482889 484-8	Oestreicher Ira S		2023
482889 513-10.2	Schickman Bernard	Schickman, Marion	2023
482889 513-10.4	Schickman Bernard	Schickman, Marion	
482889 525-26.1	Edgewood NY LLC	Schickman, Marion	2023
482889 571-5	_		2023
482889 581-37.1	Laudadio Anthony Eberenz Michael M		2023
		Alston land	2023
482889 58.B-1-10	Baptiste Sham Jean	Alston, Janel	2023
482889 58.B-3-18	Pisapia Alva		2023
482889 58.C-1-25	Tanohara Takako		2023
482889 58.C-3-12	Varghese Sajan	Dahasi Kallis Lisina Tusa	2023
482889 58.D-2-3	Kelly Robert	Robert Kelly Living Trust	2023
482889 58.F-1-1	Simmons Sylvia		2023
482889 58.H-1-1	Tanohara Takako		2023
482889 58.J-2-9	Simmons Sylvia		2023
482889 601-56.1/0301 482889 601-56.1/0303	Venetian Villas LLC		2023
482889 601-56.1/0302	Venetian Villas LLC		2023
482889 601-56.1/2201	Lefkowitz Leib		2023
483200 311-31.3	Bryant Anthony G		2023
483200 311-31.5	Bryant Anthony G		2023

492200 -			
483200 361-22	11.66		
483200 361-25.3	Hoffman John		
483200 371-22.2	Hoffman John		• • •
483200 371-27.1	US National Career Tra US National Career Tra	Alning Contact	2023
483200 371-27.3	US National Career Tra US National Career Tra	ining Comban	2023
483400 151-100	US National Career Tra McLaughlin Gerald	ining Center Inc	2023
483400 152-26	McLaughlin Gerald	mile Center Inc	2023
483400 164-11	Glieta Enterprises LLC	McLaughlin Gera	ld James 14
483400 251-1.2	Cittauin Aline		, James, Ma 2023
483400 261-15 14	Tyminski Monika		2023
483601 104,-2-7	Jones Ronald		2023
483601 1142-13	DeLeon Properties Inc		2023
483601 129 ₋₂₋₁	Syntax Services IIC		2023
⁴⁸³ 689 21-29	Jaquez Yobani		2023
483689 2,-1-30 8	Uhry Uriel B	Jaquez Ruth	2023
483689 5,-1-32	Uhry Uriel B		2013
483689 51-68	Symister Colin		2023
⁴⁸³ 689 61-29	Calvary Church of God		2023
⁴⁸³⁶⁸⁹ 61-36	Township I I I I I I I I I I I I I I I I I I I	:.	2023
483689 112-7	Ashraf Mubeen		2023
483689 112-8	Papapetru Peter p		2023
483689 13.A-1-7	rapapetru Peter D	Amaxas Panagioti & I	2023
483689 14,-1-6 2	Diaz Juan	Amaxas Panagioti & J	oannis 2023
483689 203-4	Sauchuk Wade	Diaz, Jean	oannis 2023
483689 22 ₋₃₋₃	Edwards Timmie		2023
⁴⁸³ 689 231-45	Tellez Jacqueline		2023
⁴⁸³⁶⁸⁹ 261-28	Guirguis Peter		2023
483689 293-4	Flohr Yoisef		2021
⁴⁸³ 689 31,-1-10	Fernandes Antonio F		2023
483689 31.A-1-12	MICDONALD LISA D		2023
483689 32,-1-13	Gagliardo Carol		2023
483689 34 ₄₋₁	Edwards Alice M		2023
483689 352-30 1	venetis, Stellins	Edwards, Robert S	2023
483689 361-74 7	Malik Kurt A	,	2023
⁴⁸³⁶⁸⁹ 36,-1-125	Weddle, Rainh		2023
483689 37,-1-35 2	Harris Rd Holdings 110		2023
483689 40-1-21 1/0404	יין איניין אייין איניין איניין אייין איניין איניין איניין איניין איניין איייין אייין אייין אייין אייין אייין אייין אייין אייין אייין איייין אייין איייין איייין איייין איייין איייין איייין איייין איייין איי		2023
703089 42,-1-26 a	91 Lizensk Unit 7 LLC		2023
⁴⁸³⁶⁸⁹ 441-51	Nowen, Robert		2023
⁴⁸³⁶⁸⁹ 454-5	AR1 Floors Inc	Lee, Betty	2023
483689 461-25 14	Cielepak Frances	•	2023
483689 472-2	Lucia Umberto & Alvisia		2023
⁴⁸³⁶⁸⁹ 477-7	Lagattuta Thomas		2023
483800 712-6	La Gattuta Thomas		2023
483800 714-7	ivialcolm Tarcisius		2023
483800 714-10	Hamilton Raymond		2023
⁴⁸³⁸⁰⁰ 715-9	namilton Raymond		2023
⁴⁸³⁸⁰⁰ 141-2 10	Piren James		2023
⁴⁸³ 800 141-80.9	Boshko George Walter		2023
⁴⁸³ 800 224-13	aliul yca Aleksander	Boshko, Steve John	2023
483800 231-3.28	Wasnyi Daniel		2023
483800 271-9	Hamilton George 8, NA		2023
484001 2031-14.5	Tampp Califyler		2023
-	MZ 22 N Realty LLC		2023
	,		2023
			2023

484089 21-6	Thomas Mark J & Tracey		2023
484089 81-7.1	Santos Miguel R		2023
484089 141-22.2	Back River Hope Inc		2022
484089 161-7.5	Abada Mirna		2023
484089 161-22.3	Valentine, Michael		2023
484089 231-51.2	Perri Gregory V		2023
484089 271-51.5	Siegmund Daniel R		2020
484089 288-10	Anand, Ramsawak		2023
484089 291-83	Count, Michael John		2023
484089 331-7	Patterson Sean		2023
484089 342-2	Beckmann Dennis		2023
484089 351-10.2	Fernandez Berenice		2023
484089 351-11	Fernandez Berenice		2023
484089 3812-8	Radoncic Senad		2023
484089 4124-2	Barazotti Louis		2023
484089 4124-4	Disimile James A		2023
484089 426-2	Bonney Dolores		2023
484089 434-5	Bonnelle Arthur A & Elko		2023
484089 434-6	Bonnelle Arthur A & Elko		2023
484089 4311-3	Moore Eleanore & George		2023
484089 451-12	Dean Joann Chaplic		2023
484089 461-95	Loeffler, Yehuda		2023
484089 462-64.5	The North Square LLC		2023
484089 462-66	The North Square LLC		2023
484089 501-80	Count, Michael John		2023
484089 514-1	Marozin Douglas		2023
484089 621-22.3	Green Ennols		2023
484089 631-24	Jasper Kyle		2023
484089 661-25.1	Blumenberg Nathan		2023
484089 741-26.1	Schoonmaker Edward		2023
484200 361-19.16	Bermudez Gloria M	Rosello, Dolores	2023
484200 381-10	Armstrong Scott		2023
484200 385-8	Botagoz Kurpas		2023
484200 411-14	Ryshkov Viktor		2023
484400 231-16	Thomas Kelly N & Yolanda Y		2023
484400 251-50.1	Get Busy Boyz Dev. & Const.		2022
484400 342-2	Grant-Bragg Marguette		2023
484400 501-37.1	French Harry		2023
484601 1042-15.2	Lexington 202 Group LLC		2023
484601 1055-1.34	Monticello Associates		2023
484601 1103-42	Shemtov Kuna		2023
484601 1114-31	Roosa Ave LLC		2023
484601 1117-8	BSD Prince LLC		2023
484601 1117-20	BSD Prince LLC		2023
484601 1127-5	Roosa Ave LLC		2023
484601 1134-9	Broadway Estates Holding LLC		2023
484601 1156-22	Friedman Menachem		2023
484601 1193-21	Iglesia de Dios of Monticello		2023
484601 1193-22	Iglesia De Dios of Monticello		2023
484601 1193-30	Iglesia de Dios of Monticello		2023
484601 1196-9	Guttman Mendel		2023
484601 1211-6.1/1701	Jacob Joseph		2023
484689 11-46	Desha LLC		2023

484689 11-48	Desha LLC		2023
484689 11-61.7	Estate of Ferebee Ella		2023
484689 91-8.2	YJ Estates LLC		2023
484689 111-18.2	Romano Lonny		2023
484689 111-29	Kiefer James H		2023
484689 281-4.13	100 Hamilton LLC		2023
484689 281-4.17	100 Hamilton LLC		2023
484689 281-4.41	100 Hamilton LLC		2023
484689 291-20.2/0502	Golden Gate Holdings I LLC		2023
484689 322-96	Goodin John O		2023
484689 411-24.1	218 Hilltop LLC		2023
484689 411-39.7	Lands Edge, Inc		2023
484689 511-23	Friedman Helen C	Smith, Kathleen	2023
484689 52.C-1-43	Burke, Trustee Antoinette	Robert Kelly Living Trust	2023
484689 52.C-1-56	Steinbach Richard	Jenkins, Natalie	2023
484689 52.H-4-21	Sobol Stewart		2023
484689 52.J-5-12	Haberman Muriel		2023
484689 52.K-2-24	Soto Virgilio		2023
484689 52.L-3-10	Bannow Christopher		2023
484689 52.Q-2-14	Dangelo James		2023
484689 52.T-4-9	Wendelboe Matthew		2023
484800 21-6.3	Curran Esther		2023
484800 21-7	Curran Esther		2023
484800 155-3.1	Joseph N Hargraves, Jr Lvg Tr		2023
484800 155-9	Smith K Ernest		2023
484800 156-9	Smith K. Ernest		2023
484800 1511-5.3	Richardson Beatrice		2023
484800 171-4.14	DeMartino Michelle		2023
484800 201-3.1	Vollaro Michael; Ferrara, Anthony;	Giambrone, Richard, Russel &	2023
	Fumo Frank	Russel Jr	

	Index No. 2023-1387
In the Matter of Foreclosure of 2023 T	ax
liens and others by Proceedings in Ren	n Pursuant to
Article Eleven of the Real Property Ta	X
Law by the County of Sullivan affectir	ng
parcels located in the Towns of BETH	
CALLICOON, COCHECTON, DELA	
FORESTBURGH, FREMONT, HIGH	
LUMBERLAND, MAMAKATING, N	·
ROCKLAND, THOMPSON AND TU	SIEN
	JUDGMENT
	NANCY BUCK
	AN COUNTY TREASURER
	Post Office Address, Telephone
	Y GOVERNMENT CENTER
Mon	ticello, New York 12701
	(845) 807-0200
	ned, an attorney admitted to practice in the Courts of New York State reasonable inquiry, the contentions contained in the annexed document
Dated:	
	Signature
	Print Signer's Name
Service of a copy of the within Dated,	is hereby admitted.

Attorney(s) for