

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 #: 2022-224

Receipt#: 2022942440  
Clerk: DC  
Rec Date: 08/12/2022 04:08:54 PM  
Doc Grp: LP  
Descrip: JUDGMENT OF FORECLOSURE  
Num Pgs: 10  
Rec'd Frm: SULLIVAN COUNTY TREASURER'S  
OFFICE

Party1: IN THE MATTER OF FORECLOSURE OF  
2019 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:

Handwritten signature of Russell H. Reeves in cursive.

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. Farrell  
County Court Judge

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IN THE MATTER OF FORECLOSURE OF 2019 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.: 2019-1859**  
**RJI No.: 52-17312019-CO1**

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**UPON** reading and filing the List of Delinquent 2019 Taxes duly verified on the 1<sup>st</sup> day of November, 2019 and filed November 1, 2019 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 2019 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 12<sup>th</sup> day of July 2022, showing that the period of redemption has expired and that no 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 2019 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 2019, 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 2019 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 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 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, 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 2020/2021, 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 2020/2021, 2021/2022 and 2022/2023, 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 R. Farrell  
County Court Judge

# EXHIBIT

J

## Schedule J.

## REVISED LIST OF DELINQUENT 2019 TAXES

towncode	sbl	aka	slyr	newslno	nameorg	owner2
BE	3.-1-35.9		2019	7	Amatus-Salaam Khadija	
BE	17.-1-19.2		2019	57	Dorsey Paulette	
BE	39.-1-8.2		2019	195	Tiffert Joseph	Flood Margaret
BE	41.-7-3.1		2019	210	Kuchakova Marina	
BE	41.-7-4		2019	211	Kuchakova Marina	
BE	42.-7-14.2		2019	233	Della Richard	
BE	42.-10-4		2019	238	Steinberger Dvora	
BE	42.-10-5		2019	239	Steinberger Dvora	
BE	43.-13-5		2019	260	Rausch Derick D & Kristan K.	Rausch Jonathan Paul
BE	43.-31-11		2019	274	Guzzardo Jonathan M	
BE	46.-20-20.3		2019	284	Seigies Werner	Seigies Ute
BE	48.-13-16		2019	296	Schechter David	Schechter Belle
BE	49.-18-1		2019	303	Sirianni Rosa Slack	Sirianni Sonny G
BE	49.-18-2		2019	304	Sirianni Rosa Slack	Sirianni Sonny G
BE	49.-18-3		2019	305	Sirianni Rosa Slack	Sirianni Sonny G
BE	50.-7-8		2019	308	Evangelista Frank	Evangelista Antonio
BE	51.A-11-2		2019	321	LaGrand Nathan Jr	LeGrand Nathan Sr
BE	51.A-12-3		2019	322	Amato Salvatore	Amato Carmen
BE	51.B-5-6		2019	323	Cardella Luigi	Cardella Carmella
BE	51.B-6-13		2019	324	Gregoreadis Michael J	
BE	53.-1-58.2		2019	326	Richard E Armstrong Rev Trust	
BE	53.-1-58.8		2019	327	Richard E Armstrong Rev Trust	
CA	6.B-1-33		2019	344	Corbo Joseph	Corbo Anthony
CO	18.-1-27		2019	449	Cohen Benzion	
DE	6.-1-67		2019	460	Dugan Peter	Boyd Louis H
FA	11.-1-39.02		2019	578	Dulik Ivan F	Moravkova Consuela
FA	12.-1-15.1		2019	584	Langdon Ann	
FA	12.-1-21.20		2019	592	Congregation White House	
FA	12.-1-21.21		2019	593	Congregation White House	
FA	12.-1-21.22		2019	594	Congregation White House	
FA	16.-1-27.12		2019	638	Knight David	Shay Wanda
FA	18.-1-7		2019	659	Carpenter Roy Leach III	Carpenter Roxanne
FA	19.-10-8		2019	670	Forest Atlantic Inc.	
FA	29.-1-32.4		2019	773	Mir Nadeem	
FA	31.A-1-8		2019	781	Mir Nadeem	
FA	38.-4-5.2		2019	811	Weisberg Ronald	
FA	48.-2-1		2019	865	Throop Roofing LLC	
FA	50.-4-12		2019	925	LaFrance Leon	
FA	58.-1-31.22		2019	1022	Molnar Laszlo & Eva	
FA	58.B-4-7		2019	1036	Adedapo Adebayo	
FA	58.H-1-4		2019	1096	Greene Charles Dr	Greene Arlene
FA	103.-1-1		2019	1391	Dancour Manny	Menachem Eliya
FO	6.-2-36.33		2019	1450	Gruenhagen Todd	
FO	12.-1-5.7		2019	1451	Grippio Donald R	
FO	26.-1-8		2019	1464	Klein Alfred & Shelley	
FR	35.-1-2.4		2019	1518	Normile James M.	
FR	36.-1-25.5		2019	1524	Hoffmann Donald F	
HI	12.-1-38		2019	1567	Hof Liselotte & Karl	
HI	15.A-1-30		2019	1582	Uhl Anna Elisabeth	
HI	16.-4-11		2019	1584	Unique & Diversified Holding, LLC	
HI	18.-1-4.3		2019	1589	Hof Liselotte	
HI	25.-1-27.5		2019	1606	Yatchenia Alexander	Yatchenia Ann
LI	2.-1-28.21		2019	1630	Curry Billy K Jr	
LI	6.-1-24		2019	1642	Bantu Recording Corporation	
LI	7.-7-8		2019	1657	Griff Petroleum Corp	a/k/a J-EI Properties
LI	13.A-1-6		2019	1685	Staskowski Thomas J	
LI	16.-1-14.2		2019	1703	Dworschak Robert	Dworschak Anna. a/k/a Maria Ar



LI	35.A-1-13	2019	1763 Brown Margarete V	Brown Ernest
LI	35.A-1-14	2019	1764 Brown Margarete V	Brown Ernest
LI	35.A-1-27	2019	1766 Brown Margarete V	Brown Ernest
LI	36.-1-58	2019	1772 Ressler Ann	
LI	41.A-6-3	2019	1816 Siboni, Kfir	
LU	7.-7-17	2019	2026 O'Brien Michael	
LU	9.-1-18.7	2019	2038 Ileczo Josephene	Tokarska Kateryna
LU	9.-1-18.8	2019	2039 Ileczo Josephene	Ileczo Harry
LU	14.-1-80.8	2019	2046 Rahalewicz Serge	Zacharkiewicz Catherine Ann
LU	14.-1-80.1f	2019	2047 Rahalewicz Serge	
LU	14.-1-80.1f	2019	2048 Rahalewicz Serge	
LU	14.-1-80.2f	2019	2049 Rahalewicz Serge	
LU	19.-1-37.2	2019	2058 Hryn Harry	Ilechko Josef H.
LU	23.-1-3.37	2019	2071 Zaccheo Michael	Patricia Zaccheo
LU	23.-1-3.38	2019	2072 Zaccheo Michael	
LU	30.-1-2.3	2019	2088 Edwards Mark E	
LU	32.-1-13.3	2019	2096 Poluha Hnat	Poluha, Clementine
MA	3.-4-16.2	2019	2117 Mohr Leona	
MA	7.-1-37	2019	2129 Heslin Lex	
MA	15.-1-31.2	2019	2166 Madonna Fam Irrev Trust Shirle	Madonna Fam Irrev Trust Joseph
MA	16.-1-22.3	2019	2168 Summitville Corp	
MA	21.A-8-2	2019	2187 Feeney Thomas B	
MA	23.B-1-12	2019	2201 Linden 110 LLC	
MA	28.-6-1	2019	2225 MacKinnon Joann M	
MA	29.-1-83	2019	2242 Johanson John M	
MA	31.-3-14	2019	2250 Abrams Estate Caryl	
MA	39.-16-1	2019	2277 McCarthy Stephen	
MA	40.-30-2	2019	2297 Ciner William J	
MA	41.-1-4.1	2019	2300 Ciner William J	
MA	41.-1-4.2	2019	2301 Ciner William J	
MA	41.-1-5	2019	2302 Ciner William J	
MA	41.-1-13	2019	2303 Stone Ridge Contracting &Manag	Steinberg, Richard & Ronald
MA	41.-1-25	2019	2304 Fuller, Ryan Alan Yvon	
MA	41.-1-26	2019	2305 Fuller, Ryan Alan Yvon	
MA	42.-22-10	2019	2344 Ciner William J	
MA	43.-2-1	2019	2345 Coutros Anthony	Coutros Evonne
MA	43.-19-1.2	2019	2353 Pantone James	Pantone Madeline
MA	46.-1-32.1f	2019	2361 ATR Homes LLC	
MA	46.-1-95	2019	2368 Kapelow L	
MA	46.-2-3.1	2019	2369 Sass Michael & Gregory	Leissle, Neil
MA	109.-1-24.	2019	2514 Brebbia Edward C	
NE	3.-1-18.4	2019	2532 Pellett William J	Pellett Lucia
RO	25.-1-68.1	2019	2640 Diescher, III Victor H	
RO	28.-1-2.21	2019	2650 Domenick Dolores B	
RO	28.A-1-29	2019	2652 Commisto Gloria	
TH	9.C-35-2	2019	2781 Sanchez Tianna S	Sanchez Matthew
TH	15.-1-43	2019	2817 Dalli Erik	
TH	31.-1-71	2019	2913 Price Ethel & Raymond H.	
TH	32.-2-6	2019	2920 135 Bowery LLC	
TH	32.-2-8.3	2019	2921 135 Bowery LLC	
TH	42.-4-1.25	2019	2957 Paccione Michael	
TH	42.-4-1.26	2019	2958 Paccione Michael	
TH	51.-1-29.1	2019	2982 DRY Family Holdings LLC	
TH	52.B-1-20	2019	2985 Williams Yvonne	
TH	52.L-3-5	2019	3000 Falk Barri	
TH	52.L-3-15	2019	3002 Monsalve Karina	
TH	52.M-2-13	2019	3007 Chesler Richard	Chesler Betty
TH	52.M-2-14	2019	3008 Rosenthal Judith	
TH	52.M-2-19	2019	3009 Carlton Delroy	
TH	52.M-3-13	2019	3011 Carlton Delroy	
TH	52.Q-4-8	2019	3016 Pohja Eileen A	

TH	52.T-2-2	2019	3018 Delgrosso Robert	Delgrosso Barbara
TH	62.-2-1.1	2019	3060 Casto Luigi	
TH	62.-5-1	2019	3061 Casto Luigi	
TH	63.-1-14	2019	3068 Brasington Allan Theodore	Brasington Cheryl Ann
TU	3.-1-3.3	2019	3247 Klug Jeanette L	Pini David M
TU	3.-1-3.8	2019	3248 Gensler William	
TU	5.-1-7	2019	3251 Conway Michael	
TU	15.-8-6	2019	3271 Nelson Ruth	
TU	15.-8-7	2019	3272 Nelson Ruth	
TU	15.-8-8	2019	3273 Nelson Ruth	
TU	16.-5-1.2	2019	3278 Coviello John F	Coviello Angela J
TU	16.-5-1.4	2019	3279 Coviello John F	Coviello Angela J
TU	16.-7-1.8	2019	3282 Prendergast Thomas J	
TU	20.-1-7.11	2019	3293 Powell Beverly	