

**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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**DECISION
AND ORDER**

Index No.: 2022-1911

The Petitioner, Nancy Buck, as Real Property Tax Law Enforcing Officer and Sullivan County Treasurer, having submitted a Supplemental Report and Notice of Surplus Foreclosure Sale Proceeds and Report sworn to the 6th day of February, 2025 showing that \$432,289.05 (with interest to accrue) remains on deposit as surplus money with respect to parcels sold at the third public auction held in and for the County of Sullivan on November 20, 2024 and upon all papers and proceedings had herein, it is hereby

ORDERED, that the Supplemental Report and Notice of Surplus Sale Proceeds sworn to the 6th day of February, 2025 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, annexed hereto and made a part hereof as Exhibit "A" is a detailed list of the former owners entitled to surplus proceeds, the amount of surplus proceeds available and the Index Number associated with the foreclosure proceeding of their parcel; and it is further

ORDERED that pursuant to RPTL §1196(3)(b) the Enforcing Officer shall notify former property owners set forth on Exhibit "A" that a surplus was attributable to the sale, 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 also notify the interested parties set forth on Exhibit "A" of the procedure to be followed in order to make a claim for a share of the surplus; 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.

Dated: Monticello, New York
February 7, 2025


HON. JAMES R. FARRELL,
SULLIVAN COUNTY COURT JUDGE

Lot#	SWIS	TOWN	RE_TaxMap1	SURPLUS	Lien Year	Owner_Name1	Owner_Name2	AddressLine1	City	State	Zip	Submit Claims
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	Bartschi, Terry	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	LeGrand, Nathan Sr	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	Goldberg, Meredith	6670 Bristol Lake S	Delray Beach	FL	33446	2022-1911
140	484689	THOMPSON	52.B-1-25	\$ 52,240.10	2022	Goldberg, Darren	Goldberg, Meredith	PO Box 8651	Deerfield Beach	FL	33443	2022-1911
142	484689	THOMPSON	52.J-3-8	\$ 181,362.54	2022	Rokhvarg, Lawrence Michael	Rokhvarg, Michelle Zara	104 Beacon Hill Lane	Palm Coast	FL	31237	2022-1911
142	484689	THOMPSON	52.J-3-8	\$ 181,362.54	2022	Rokhvarg, Lawrence Michael	Rokhvarg, Michelle Zara	13603 Marina Ponte Dr, Apt C460	Marina Del Ray	CA	90292	2022-1911
157	484800	TUSTEN	16.-9-3.4	\$ 10,140.97	2022	Shepperson, Morton A	Shepperson, Eunice J	160-16 78th Rd	Flushing	NY	11366	2022-1911
158	484800	TUSTEN	16.-9-3.5	\$ 9,140.97	2022	Shepperson, Morton A	Shepperson, Eunice J	160-16 78th Rd	Flushing	NY	11366	2022-1911

Exhibit "A"