

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

FILED  
SULLIVAN COUNTY CLERK  
2025 JAN 16 AM 9:22

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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.**

**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 Report and Notice of Surplus Foreclosure Sale Proceeds and Report and Notice of No Surplus Sale Proceeds both sworn to the 16<sup>th</sup> day of December, 2024 and an Amended Report and Notice of Surplus Foreclosure Sale Proceeds sworn to the 13<sup>th</sup> day of January, 2025 showing that \$2,476,453.94 (with interest to accrue) remains on deposit as surplus money with respect to parcels sold at the public auctions held in and for the County of Sullivan on September 11, 2024 and September 25, 2024 and upon all papers and proceedings had herein, it is hereby

**ORDERED**, that the Amended Report and Notice of Surplus Sale Proceeds sworn to the 13<sup>th</sup> day of January, 2025 is hereby confirmed and that said surplus funds noted in said Report in the sum of \$2,476,453.94 have been 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 Surplus Sale Proceeds sworn to the 16<sup>th</sup> day of December, 2024, it is hereby confirmed that the Enforcing Officer has provided sufficient proof to support that the following parcels noted

in said Report have no surplus funds available pursuant to the provisions of the RPTL relating to the distribution of surplus:

Lot 17 - Town of Bethel parcels 51.A-6-6, 51.A-6-7 and 51.A-6-9  
Lot 22 - Town of Bethel parcel 51.B-6-5  
Lot 24 - Town of Bethel parcel 51.B-7-4  
Lot 42 - Town of Fallsburg parcel 19.-7-2  
Lot 47 - Town of Fallsburg parcel 51.-5-3  
Lot 89 - Town of Mamakating parcel 29.-1-10  
Lot 90 - Town of Mamakating parcel 29.-1-11  
Lot 97 - Town of Mamakating parcel 42.-5-9  
Lot 162 - Town of Tusten parcel 24.A-3-1.3

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 has provided sufficient proof that she previously notified the 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 further provided the procedure to claim said surplus; it is further

**ORDERED** that based upon the facts set forth in the Amended Report and Notice of Surplus Foreclosure Sale Proceeds, the Enforcing Officer shall notify the former owners of the parcels set forth below of the corrected amount of surplus available for the former owners to claim as well as the procedure to claim the same: Town of Delaware SBL #5.-1-36.5; Town of Mamakating SBL #75.-1-26, et al; Town of Rockland SBL 18.-1-15.2; and Town of Rockland SBL 45.-1-12; and it is further

**ORDERED** that this Order amends the prior Order of this Court dated December 19, 2024 merely to update the amount of surplus available for four parcels sold at public auction for the

reasons set forth in the Amended Report of Surplus sworn to the 13<sup>th</sup> day of January, 2025; 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  
January 15, 2025



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HON. JAMES R. FARRELL,  
SULLIVAN COUNTY COURT JUDGE

# Exhibit "A"

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	Glaser, Paul		402 Lake Pointe Dr	Middle Island	NY	11953	2022-1911
6	482000	BETHEL	43.-19-9	\$ 140.09	2022	Petrucelli, Antonio	Petrucelli, Edelmira	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	Florham Park	NJ	07932	2022-1911
12 & 13	482000	BETHEL	46.-17-2.3 & 46.-17-2.4	\$ 1,608.26	2022	Porco, Domenico	Porco, Assunta	1050 Waring Ave	Bronx	NY	10469	2022-1911
7 & 14	482000	BETHEL	43.-27-1.1 & 46.-17-14	\$ 4,615.55	2022	Newhouse, Moshe		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	Prestigiacomio, Mavurizio		8 Douglas Dr	Holmdel	NJ	07733	2022-1911
23	482000	BETHEL	51.B-6-11	\$ 133.28	2022	Teubner, Gustav	Teubner, Brigitte	91-41 121st St	Richmond Hill	NY	11418	2022-1911
27	482289	CALLICOON	18.-1-24.2	\$ 3,525.64	2022	Cuttler, Alfred T & Cuttler, Sandra L	Cuttler, Susie A	PO Box 1123	Livingston Manor	NY	12758	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	Felder, Shirley A		482 Hasbrouck Dr	Woodbourne	NY	12788	2022-1911
37	482889	FALLSBURG	9.-1-75	\$ 2,081.50	2021	Sullivan County Incubator LLC		14 Second St Apt 1	Troy	NY	12180	2014-2014
45	482889	FALLSBURG	44.-1-70	\$ 2,338.01	2022	Weissman, Irene	Irene Weissman Revoc. Trust	140 W 58th St	New York	NY	10019	2021-1567
48	482889	FALLSBURG	56.-1-63.11	\$ 12,089.23	2021	Sultana, Bader		67 Lexington Dr	Newburgh	NY	12550	2022-1911
49&50	482889	FALLSBURG	61.-1-27.1 & 61.-1-27.3	\$ 131,411.74	2019	Castillo, Leonardo		PO Box 907	South Fallsburg	NY	12779	2021-1567
51	482889	FALLSBURG	63.-1-10.2	\$ 77,739.43	2022	Agirbaser, Gulsen		318 Broughton Ave	Bloomfield	NJ	07003	2019-1859
51A&131		FALLSBURG & THOMPSON	482889 65.-1-11.59 & 484689 26.-1-13	\$ 366,504.09	2022	Thompson Education Center LLC		2 Centre View Dr	Oyster Bay	NY	11771	2022-1911
54	483200	FREMONT	22.-1-7.4	\$ 64,489.63	2022	Edith Fischl Living Trust	Edith Fischl	416 Bryant Ave	New Hyde Park	NY	11040	2022-1911
56	483200	FREMONT	32.-1-23.2	\$ 44,319.28	2022	Porter, Linda	c/o Stanley Porter	PO Box 84	Hankins	NY	12741	2022-1911
57	483000	FORESTBURGH	29.-1-2.4	\$ 48,480.24	2021	Robinson, Noni		414 Light St Unit 2108	Baltimore	MD	21202	2022-1911
59	483400	HIGHLAND	15.-1-8.12	\$ 705.87	2022	Russek, Joseph C III	Zanetti, Daniel	PO Box 180	Pine Bush	NY	12566	2021-1567
60	483400	HIGHLAND	25.-1-27.7	\$ 5,936.15	2021	Reyes, Julia		105 Lexington Ave Apt 1F	Brooklyn	NY	11238	2022-1911
61	483601	LIBERTY	105.-7-11	\$ 18,350.85	2022	Sporer, Celia		33 Summit Ave	Liberty	NY	12754	2021-1567
62&63	483601	LIBERTY	105.-8-2 & 105.-8-19	\$ 35,068.85	2022	Egenes, Christopher G		139 Renner Rd	Rock Hill	NY	12775	2022-1911
65	483689	LIBERTY	7.-7-4.1	\$ 16,572.60	2022	Caltabellotta, Thomas	Caltabellotta, Frank	12 Main St	Parksville	NY	12768	2022-1911
70&71	483689	LIBERTY	30.-1-28.7 & 30.-1-28.9	\$ 40,474.63	2022	Weitz, Stuart		68 Nature Lake Rd	Liberty	NY	12754	2022-1911
73	483689	LIBERTY	35.-1-6.1	\$ 104,311.72	2022	Friedland, Sandee	Rogers, Alvette	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 J Sr.	Black, Justine M	775 Main St	Plymouth	CT	06782	2022-1911
78	483800	LUMBERLAND	6.-13-4	\$ 366.82	2022	Ollivier, Ann	Attn: Boucher Teresa	1 Nautilus Dr	Hampton Bays	NY	11946	2022-1911
80	483800	LUMBERLAND	12.-1-19	\$ 59,797.83	2022	Carter, Nicholas (Deceased)	Eckert, Mark	PO Box 323	Glen Spey	NY	12737	2022-1911
81	483800	LUMBERLAND	21.A-1-25	\$ 16,093.11	2022	Quinlan, Kevin J	Quinlan, J'mine R	30 South Rd	Katonah	NY	10536	2022-1911
81A	483800	LUMBERLAND	22.-6-4	\$ 10,181.45	2015	Gafycz, Bohdan	Gafycz, Sofia	PO Box 517	Chester	NY	10918	2022-1911
82	484003	MAMAKATING	107.-1-21	\$ 113,106.16	2022	Klupacs, Christopher L (Deceased)	c/o Nicholas Klupacs	43 W. Conkling Ave	Middletown	NY	10940	2015-2015
83	484003	MAMAKATING	109.-1-24.2	\$ 3,692.11	2022	Brebbia, Edward C	mail returned multi addresses	16 McCune Pl	Wurtsboro	NY	12790	2022-1911
85	484089	MAMAKATING	16.-1-15	\$ 5,462.14	2022	Friedrich-Grosvenor, Mamoun		766 Greene Ave	Brooklyn	NY	11221	2022-1911
86	484089	MAMAKATING	19.-1-13	\$ 32,828.47	2022	O'Hara Thomas J Jr.		PO Box 323	Ellenville	NY	12428	2022-1911
87&95	484089	MAMAKATING	23.-1-26.5 & 40.-2-3.2	\$ 1,187.45	2022	Mackay, Kenneth		319 E 115th St 1A	New York	NY	10029	2022-1911
91	484089	MAMAKATING	29.-2-28.5	\$ 101.94	2022	Pyontek, Lee Ann	c/o Lee Ann Pyontek Byram	79 Lakeview Dr	Allentown	NJ	08501	2022-1911
92	484089	MAMAKATING	38.-1-16	\$ 5,122.39	2021	Pagounadis, Dimitrios		20-56 33rd St	Astoria	NY	11105	2022-1911
96	484089	MAMAKATING	41.-2-1	\$ 1,850.99	2022	Kramer, Estate of Mary	c/o W. Kramer	116 Shore Dr	Oakdale	NY	11769-1928	2021-1567
98	484089	MAMAKATING	42.-5-10	\$ 1,053.05	2022	Murphy, Charles II		737 E. 83rd St	Brooklyn	NY	11236	2022-1911
79, 99&124		LUMBERLAND, MAMAKATING & THOMPSON	483800 7.-15-15; 484089 42.-10-9 & 4846:	\$ 91,432.62	2022	Hussner LLC		35 Firwood Rd South	Wurtsboro	NY	12790	2022-1911
100	484089	MAMAKATING	43.-2-6	\$ 2,786.24	2022	Blanchetto, William; Bulling, Janet	Fabian, Ann; Hargrove, Ronald	362 36th Street	Lindenhurst	NY	11757	2022-1911
101	484089	MAMAKATING	43.-15-1.1	\$ 8,086.00	2022	Gerstman, Harriet		5729 Fairway Park Ct.	Boynton Beach	FL	33437	2022-1911
102	484089	MAMAKATING	58.-2-1	\$ 184,584.48	2022	Cardello Family Trust	Webb, Trustee Kristofer	363 Yankee Lake Rd	Wurtsboro	NY	12790	2022-1911
103	484089	MAMAKATING	59.-2-9	\$ 46,798.71	2022	Shoemaker, William M & Daniel	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 Natiello, Frank III	c/o David Giglio & Associates	13 Hopper St	Utica	NY	13501	2020-1344
107	484089	MAMAKATING	75.-1-26, 75.-1-29.1 & 75.-1-29.2	\$	63,250.24	2021 Speciale, Angelo	Travis, Lisa	397 Collabar Rd	Montgomery	NY	12549	2021-1567
111	484200	NEVERSINK	39.-2-11	\$	4,417.70	2022 Chavez, Fred; Attn: Barbara Shaffer	Paul Chaves ADMIN.	802 E 1st Street	Auburn	IN	46706	2022-1911
112	484200	NEVERSINK	39.-2-12	\$	5,736.56	2022 Shaffer, Barbara	Chavez, Paul	802 E 1st Street	Auburn	IN	46706	2022-1911
113	484400	ROCKLAND	18.-1-15.2	\$	1,687.67	2022 Carmona, Reymart Monforte	Sedano, Coleen Joie Lopez	204 Sawmill River Rd	Woodmere	NY	11598	2022-1911
116	484400	ROCKLAND	45.-1-12	\$	53,757.43	2022 Makkas, Konstantinos	c/o Hemlock Ridge Apts	12 Oak View Path, Apt E	Livingston Manor	NY	12758	2022-1911
123	484689	THOMPSON	1.-1-92.2	\$	6,501.60	2022 Vannostrand, Dudley F Jr.	Vannostrand, Gloria J	7945 State Route 52 lot 14	Narrowsburg	NY	12764	2022-1911
136	484689	THOMPSON	32.-1-17	\$	64,210.79	2022 Weigand, Thomas D (Deceased)	mail returned multi addresses	5008 Dr. Martin Luther King Jr	St. Petersburg	FL	33703	2022-1911
139	484689	THOMPSON	50.-1-49	\$	24,688.14	2022 Petroff, Lillian	Attn: Arlene Petroff	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	Paparella, Catherine	7472 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-3-1	\$	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	Altman, Susan E	5111 Indian Shores Pl	Wimauma	FL	33598	2022-1911
150	484689	THOMPSON	52.M-4-15	\$	2,182.90	2022 Kalinsky, Joseph	Kalinsky, Hannah	19356 SW 5th St	Pembroke Pines	FL	33029	2022-1911
151	484689	THOMPSON	52.Q-2-4	\$	1,230.82	2022 Kaplan, Irwin	Kaplan, Elvira	27-81 Beach Dr	Merrick	NY	11566	2022-1911
152	484689	THOMPSON	52.Q-4-13	\$	598.89	2022 Passalacqua, Cosmo	Passalacqua, Jeanne	245 E 19th St Apt 7C	New York	NY	10003	2022-1911
153	484689	THOMPSON	52.T-2-1	\$	2,211.65	2022 Kramer, Martin	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	Reinhardt, Sheila	40-28 B W Mosholu Pkwy	Bronx	NY	10468	2022-1911
156	484800	TUSTEN	16.-7-1.14	\$	2,237.69	2022 Roach, George	Garvey, Lyn	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	Tarallo, Doug	89-93 Teaneck Rd Apt B15	Ridgefield Park	NJ	07660	2022-1911
				\$	2,476,453.94							