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 II day of July, 2022.

PRESENT: Hon. James & Farre V County Court Judge

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IN THE MATTER OF FORECLOSURE OF 2020 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.: 2020-1344

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UPON reading and filing the List of Delinquent 2020 Taxes duly verified on the 4th day of November, 2020 and filed November 4, 2020 and an Amended List filed on January 7, 2021, 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 2020 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 day of July, 2022, showing that the period of redemption has expired and that one 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of parcels listed in said List of Delinquent Taxes which were withdrawn have been duly filed, if any;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 2020 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 2020, 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 2020 Taxes, not heretofore redeemed or withdrawn and as to except by Answer received from Janina Tammany, for which no Answer has been interposed and to which no installment agreement has been property known as entered into, no bankruptcy proceedings have been filed or parcels the County seeks F025-1-6

Temporary Incidents of Ownership 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 or those parcels the County will seek Temporary Incidents of Ownership pursuant to Environmental Conservation Law 56-0508 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, or those parcels for which an environmental review was concluded 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 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 2019/2020, 2020/2021 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:

ENTER:

ame: F. County Court Judge

COUNTY COURT: COUNTY OF SULLIVAN STATE OF NEW YORK

Attorney(s) for

Index No2020-1344	
In the Matter of Foreclosure of 2020 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

NANCY BUCK SULLIVAN COUNTY TREASURER Office and Post Office Address, Telephone COUNTY GOVERNMENT CENTER

Monticello, New York 12701 (845)807-0200

Pursu upon	uant to 22 NYCRR 130-1.1, t information and belief and re-	he undersig asonable in	gned, an atto quiry, the co	orney admitted to partentions contained	practice in the Courts of d in the annexed docume	New York State, certifies that, ent are not frivolous.
Dated	i:					
				Signature		
				Print Signer's N	ame	
Service of a copy of the within Dated,		is hereby admitted.				
					Attorney(s) for
	Please take notice <u>NOTICE OF ENTRY</u> that the within is a n named court on <u>NOTICE OF SETTLEMER</u> that an order HON.	(certified)	2022)		office of the clerk of the esented for settlement to
D	of the within named on ated,	court, at 2022	at	M.	Yours, etc.	one of the judges
					10013, 010.	
То					Sullivan County Office and Post (County Governm Monticello, New	Office Address nent Center
A 21	(-) f					· · · · · · · · · · · · · · · · · · ·

EXHIBIT

Schedule .	J			REVISED LIST OF DELINQUE	JT 2020 TAXES
towncode	sbl	aka siyr	newslno	nameorg	owner2
D.C.					
BE	61-20	2020		H3 LLC	
BE	81-59	2020		Einbinder Sidney	
BE BE	91-23.1	2020		Votee Frank	
	161-13.26			CR Best Road, LLC	
BE	161-13.27			CR Best Road, LLC	
BE	181-16.1/			Pagano William	
BE	181-40.3	2020		Struna Johann	Struna Josephine
BE	27.B-8-1	2020		TBS Consulting LLC	
BE	27.B-9-1	2020		TBS Consulting LLC	
BE	283-13.8	2020		Fay Klein Declaration of Trust	
BE	4114-6	2020		Georgatos Peter	Georgatos Theodora
BE	4125-18	2020		Hafner Eugene J	
BE	473-12	2020		Longley James H Jr	
BE	473-13	2020		Longley James H Jr	
BE	4913-6	2020	326	DeMarinis Lisa	
	4918-8.2	2020		Honig Joseph	Honig Ethel
	51.B-6-3	2020		Prestigiacomo Mavurizio	
BE	51.B-6-4	2020		Prestigiacomo Mavurizio	
	51.B-6-5	2020	353	Prestigiacomo Mavurizio	
	51.B-7-6	2020	355	Tamez Alonso	Tamez Sonia
	51.B-8-3	2020	356	H3, LLC	
	51.B-8-4	2020	357	H3, LLC	
	194-13	2020	389	Gabel Martha	Gabel Leslie P
	32-25.4	2020	424	Barry Earlene	
	131-26	2020	434	Guhring EKK	
	152-35	2020	467	Bennani Abdellatif	
	71-22	2020	511	Cuji Franklin	
	11.A-1-11.	2020	558	5712 17th Ave, LLC	
	121-59	2020		Rogoff Lillian	Skowronek Sherie
	12.A-3-1	2020	580	Procidano Hugh	
	12.A-3-8	2020	581	Procidano Hugh	
	12.B-1-4	2020	582	Procidano Hugh	
	12.B-2-2	2020	583	Procidano Hugh	
	131-1.2	2020	591	Allman Elaine O	
	201-35.1	2020	635	Hernandez Sheyla	
	251-8.2	2020	656	PT Power, LLC	
	251-13	2020	657	8-13, LLC	
A 2	251-14	2020		H3, LLC	
Ά :	281-7./04	2020		Fallsburg C 7 Realty LLC	
A :	361-23./0	2020		Stern Rachel	
A 4	121-32.4	2020		SWNYC Urban Renewal, LLC	
Α 4	141-45	2020		Weissman Irene	Irene Weissman Revoc Trust
A 4	171-46	2020		Tucker Benjamin P	mene traicement hever has
Α :	571-16.04	2020		Kozak Kasimir	Kozak Tatiana
A 5	58.B-3-5	2020		Conklin Stephen R	Nozak radana
A 5	8.G-1-2	2020		Lawrence Sharon	
A 5	8.H-3-6	2020		Pandolfi James	Pandolfi Ellen
A 5	8.1-1-25	2020		H3, LLC	r andom Lhen
·O 3	31-19	2020		Peters Arnold J	
	'1-2.8	2020		H3LLC	
	01-77.2	2020		Perillo Adam Rocco	
	37-1.5	2020		Petrozak Helen	
	5.A-2-68	2020		H3, LLC	
	81-25	2020		Brower Ward	Toponom Arthur C
	51-1.3	2020		Miller Daniel S	Toaspern Arthur C
	51-1.8	2020			
	1-11	2020		Miller Daniel S	
	1-55	2020		.awnicki Andrzej	
		2020	1052	180 Developers LLC	
		2020	1002	100 Developers LLC	

LI	61-53	2020	1060 Diaz, Kennedy
. LI	101-8	2020	2392 Tuller, Lee Anne
LI	231-56.2	2020	1095 Dubois Clayton
LI	285-7	2020	1115 Madlill Properties, Corp
LI	311-14.42	2020	1129 Farruggia Joanne Gorizia Carmela
LI	361-25.3	2020	1148 Baird Mavis
LI	361-26.2	2020	1149 Wilson Henrietta
LI	361-27.2	2020	1150 Wilson Henrietta
LI	371-40.2	2020	1172 Eydelamn Vadim
LI	381-40	2020	1179 Crowle Richard
LI	401-10.2	2020	1190 LaSalle Joseph
LI	411-9.1	2020	1197 Verebey Dr Karl & Debra Adler, Miriam
LI	41.A-4-6	2020	1202 Miller Steven
LI	475-5	2020	1233 Chevra Ahavath Achim Anshei
LI	1026-15	2020	1248 Bermeo Juan Guaillazaca Maria
LI	1026-16	2020	1249 Bermeo Juan Guaillazaca Maria
LI	1057-18	2020	1257 Toussaint Gregor
LI	1123-1	2020	1284 WH Mutual Inc.
LI	1123-17	2020	1289 19 Spring, LLC
LU	3.A-3-3.1	2020	1335 H3 LLC
LU	57-7	2020	1359 Kruger Inga
LU	66-2	2020	1366 Nordin Robert James
LU	191-3.3	2020	1398 H3 LLC
LU	241-12	2020	1433 Heslin Joseph A
LU	241-51.2	2020	1435 Decinque Henry Jr
LU	291-41.1	2020	1449 PT Power LLC
LU	291-41.2	2020	1450 PT Power, LLC
LU	321-41	2020	1456 Hunczak Jaroslava & Myron Zaininger Sophie & Karl
MA	91-2	2020	2425 Dornfest, Sarah M.
MA	101-61.9	2020	1496 Pacella Michael C Pacella Linda F
MA	114-5	2020	1498 Winternitz Chaim
MA	121-18.4	2020	1501 Molchan James W
MA	121-32	2020	1502 Tully Kevin Siegel Linda
MA	121-91	2020	1504 H3 LLC
MA	132-14	2020	1505 Del Torto Pat J
MA	132-21	2020	1506 H3 LLC
MA	151-52.3	2020	1514 Wurtsboro Company LLC
MA	211-48.44	2020	1533 Weed Steven
MA MA	222-6	2020	1535 Gallo Valerie
MA	231-13.83	2020	1537 Singh Troy Singh Hamwattee
MA	231-62.2 231-81	2020	1540 H3 LLC
MA	241-26	2020	1543 H3 LLC
MA	283-6	2020	1547 Doellman Irene & Kathleen Doellman Wilhelmina
MA	286-5	2020	1566 Gevargis Julian
MA	286-6	2020	1568 Heslin Joseph A
MA	286-8	2020 2020	1569 Heslin Joseph A
MA	286-9.2	2020	1570 Heslin Joseph A
MA	287-4.1	2020	1571 Heslin Joseph A
MA	287-14	2020	1573 Heslin, Joseph
MA	288-10	2020	1575 Heslin, Joseph 1576 Heslin Joseph A
MA	2810-4	2020	1578 Heslin, Joseph
MA	292-27	2020	1584 Parsehyan Bedros
MA	3415-7	2020	1602 Schinaia Revoc Liv Trust Liberato C Trustee
MA	3418-5	2020	
MA	4040-1	2020	1605 Fox Philip T Fox Gweldolyn 1625 Heslin Joseph Alexander
MA	4114-10	2020	1627 Tear Helen
MA	4122-3	2020	1631 Benyaminov Shiomo
MA	435-4	2020	1646 Cornell Clarence Cornell Alma K
MA	439-5.1 439-5.2		1648 Generelli Suzanne
MA	439-5.2 439-5.1		1649 Generelli Suzanne

MA	462-92	2020	1673	3 H3 LLC	
MA	462-93	2020	1674	H3 LLC	
MA	501-80	2020	1682	2 H3 LLC	
MA	511-8	2020	1683	3 Cesar Franckline	
MA	513-16	2020	1687	' Cesar Franckline	
MA	514-5	2020	1688	Hartman Christopher M	
MA	518-9	2020	1689	Paul Timothy J	Paul Daniel J & Jonathan W.
MA	661-4.3	2020	1722	Acosta Gary	
MA	1051-19	2020	1755	Di Martino Joseph	Di Martino Darlene
MA	2013-16	2020	1758	H3 LLC	
NE	211-9	2020	1783	PT Power LLC	
NE	251-30	2020	1788	Hasenauer Thomas	
NE	374-11	2020	1809	PT Power LLC	
NE	384-1	2020	1817	Kurpas Vitally	
RO	5.A-1-26	2020	1830	Gillette William & Wells Eugen	Mott Leon & Tompkins, Merritt
RO	261-19	2020		Gorr Richard	Gorr Louise
RO	28.A-1-44.:	2020	1858	PT Power, LLC	
RO	381-6.4	2020	1870	Guastamachia Michael	
RO	421-9.2	2020	1876	Gashi Liridon	
RO	451-67	2020	1883	Viale Massimiliano	Blasutig Viale AnnaLisa
TH	11-98	2020	1909	PT Power, LLC	
TH	31-25.4	2020	1914	Aloc Aurelia	
TH	71-37.1	2020	1933	Garcia Wilfred	Nelson Garcia Irma
TH	8.A-1-76	2020	1940	Rikamo Son Realty, LLC	
TH	91-86	2020		H3 LLC	
TH	9.B-1-8	2020	1951	Zelnick Neil	
TH	9.E-24-1	2020	1958	Rich Richard	
TH	411-22	2020	2048	1751 Route 17B LLC	
TH	4211-2.1	2020	2052	Matzel Bruce	Matzel Geraldine
TH	481-56	2020	2061	Skordinski Judy M	
TH	501-37	2020	2066	Mazzella Carl	
TH	511-7	2020	2068	Price Daniel R Sr	
TH	52.H-2-12	2020	2080	Elliott Scott	
TH	52.K-2-13	2020	2085	Martinucci John	
TH	52.T-1-15	2020	2105	Prestigiacomo Mavurizio	
TH	52.T-4-3	2020	2107	Kelly James V.	Kelly Dorothy
TH	52.T-6-9	2020	2109	Romanelli Enio	Romanelli Elia
TH	561-4.28	2020	2121	Donkay, LLC	
TH	561-32.11	2020		DiFusco, Alfonso & Rosanna	
TH	628-6.4	2020	2148	Relaxmor Cottages Inc	
TH	1103-32	2020	2191	York Jesse	
TH	1119-8	2020	2201	Rikamo Son Realty	
TU	51-1.2	2020	2298	Brown Ernest M	Brown Marguerite
TU	6.D-1-20	2020	2305	The Shula Armani Irrevoc Trust	Don Irena Stuart
TU	102-2	2020	2312	Nedwetzky Roberta	
TU	141-54.1	2020	2319	Decinque Henry Jr	
TU	156-3	2020		Venus Social Club	
TU	165-8	2020	2326	Decinque Henry Jr	
TU	166-5	2020		Coviello Pasquale V	Coviello Caterina
TU	166-6	2020		Coviello Pasquale V	Coviello Caterina
TU	167-1.5	2020		Coviello Vincent W	Coviello Diane M

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