



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
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**** NOTICE: THIS IS NOT A BILL ****

INSTRUMENT #: 2024-118

Receipt#: 20241061354
Clerk: AH
Rec Date: 05/06/2024 01:20:55 PM
Doc Grp: LP
Descrip: JUDGMENT OF FORECLOSURE
Num Pgs: 12
Rec'd Frm: COUNTY TREASURER

Party1: IN THE MATTER OF FORECLOSURE OF
2022 TAX LIENS
Party2: ROTTENBERG MEYER 2 PARCELS

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 2 day of May, 2024.

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

-----X

IN THE MATTER OF FORECLOSURE OF 2022 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.: 2022-1911

-----X

UPON reading and filing the List of Delinquent 2022 Taxes duly verified on the 1st day of November, 2022 and filed November 1, 2022 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 2022 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 30th day of April, 2024, showing that the period of redemption has expired and that no Answer has been filed or served, except for those as contained on the "Exhibit I" attached to the Affidavit of Regularity;

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 2022 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 2022, 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 2022 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 April 30, 2024, 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 that the parcels for which Answers Exhibit "I" have been duly and properly filed are hereby severed for separate and independent determinations, 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 April 30, 2024, 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 2023/2024 and 2024/2025 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 pro-rata with the County's unpaid liens from the surplus proceeds of the sale, if any; 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 County 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 as contained on Exhibit "J" attached to the Notice of Motion for Default Judgment, which is incorporated by reference herein.

DATED: May 2, 2024
Monticello, New York

ENTER:



Hon. James R. Farrell
County Court Judge

EXHIBIT

J

Schedule J - Revised List of Delinquent Taxes

TOWN	SBL	LIEN YEAR	SERIAL #	OWNER/ORGANIZATION	OWNER 2
BE	8.-1-57	2022	17	Rottenberg Meyer	
BE	8.-1-58	2022	18	Rottenberg Meyer	
BE	8.-1-101	2022	27	Unknown	
BE	13.-1-6.19	2022	46	Silver Investors Inc	
BE	41.-7-1	2022	131	Sacchi George	Sacchi Maryann
BE	42.-23-17	2022	152	Loupos Anthony	Kim Min Young
BE	43.-14-5	2022	164	Glasner Paul	
BE	43.-19-9	2022	167	Petrucelli Antonio	Petrucelli Edelmira
BE	43.-27-1.1	2022	176	Newhouse Moshe	
BE	43.-31-4	2022	2524	Bergesitz LLC	
BE	43.-31-5	2022	2525	Bergesitz LLC	
BE	44.-3-6	2022	186	Malloy Craig	
BE	46.-11-5	2022	193	Shah Dipak	
BE	46.-17-2.3	2022	194	Porco Domenico	Porco Assunta
BE	46.-17-2.4	2022	195	Porco Domenico	Porco Assunta
BE	46.-17-14	2022	196	Newhouse Moshe	
BE	47.-21-6	2022	198	Morrison Helen J	
BE	48.-14-14	2022	206	Cavaluzzi Gloria E	
BE	49.-3-12.1	2022	207	D Apolito Frances	
BE	49.-10-12	2022	210	Botsford Joanne M	
BE	51.A-6-6	2022	238	Lehrer Arnold	Lehrer Gertrude
BE	51.A-6-7	2022	239	Lehrer Arnold	Lehrer Gertrude
BE	51.A-6-9	2022	240	Lehrer Arnold	Lehrer Gertrude
BE	51.A-7-1	2022	241	Bierwirth Robert G	
BE	51.B-6-11	2022	244	Teubner Gustav	Teubner Brigitte
BE	51.B-7-4	2022	246	Bannow Christopher	
CA	8.-1-40.22	2019		Eggers, Jonathan	
CA	14.-1-35	2022	433	Isaac Juwel	Jones Judith
CA	18.-1-24.2	2022	439	Cuttler Alfred T	Cuttler, Sandra L. & Susie A.
CA	107.-1-10	2022	461	Al Najjar Kamar	
CO	15.-1-36.11	2022	481	Umana Juan	
CO	22.-1-17.14	2022	490	Torres Enrique	Torres Anna
DE	5.-1-5.9	2022	494	McMillan Londell L Esq.	
DE	5.-1-5.10	2022	495	McMillan Londell L	
DE	5.-1-36.5	2022	497	Locantro William	
DE	20.-1-1.1	2022	512	Glendon Robert	Glendon Kathleen
DE	26.-1-21.1	2022	527	Diehl John H	
FA	8.-1-5.7	2022	553	Natale, Michael	
FA	9.-1-17.1	2022	565	In Hashem We Trust	Oberlander Jacob
FA	11.-1-11.2/5204	2022	580	Sorkin Chaim Z	Sorkin Devorah L
FA	11.-1-11.2/5205	2022	581	Sorkin Chaim Z	Sorkin Devorah L
FA	11.-1-11.2/5206	2022	582	Sorkin Chaim Z	Sorkin Devorah L
FA	12.-1-39.1	2022	585	Gnesin Yury	
FA	12.-1-39.4	2022	586	Gnesin Yury	
FA	14.-1-25.2	2022	596	Radoncic Hamo	
FA	17.B-1-12	2022	618	Ringelheim Nicole	
FA	18.-3-17	2022	619	18 Hasbrouck Road A LLC	
FA	19.-7-2	2022	621	Mayansela, Anguel L.	
FA	23.-3-7	2022	647	Erllich, Moishe Ruven	
FA	36.-1-30.1	2022	711	Blumenberg Nathan	
FA	42.-1-5.9	2022	726	Wettenstein Yehuda	
FA	44.-1-70	2022	736	Weissman Irene	Irene Weissman Revoc Trust
FA	51.-5-3	2022	805	Smith Scott T	Scott T Smith Living Trust
FA	61.-1-27.1	2019		Castillo, Leonardo	
FA	61.-1-27.3	2019		Castillo, Leonardo	

FA	63.-1-10.2	2022	1209 Agirbaser Gulsen	
FA	65.-1-11.59	2022	1217 Thompson Education	Center LLC
FA	102.-1-6.1	2022	1224 Botsford Joanne M	
FA	102.-2-13	2022	1227 Muller Abraham	
FA	109.-1-2.1/1601	2022	1243 Mendlowich Boruch	
FR	1.-1-3.1	2022	1281 Esmez Harry	Esmez Melissa
FR	2.-1-3.12	2022	1283 Currey Carole & Closs Judy	Bartschi Terry
FR	25.-1-1	2017	Pantea, Mircea	
FR	22.-1-7.4	2022	1310 Edith Fischl Living Trust	
FR	32.-1-23.2	2022	1319 Porter Linda & Stanley	
HI	7.-1-4	2022	1323 Jennings Kevin & John McDonald Farmer Larry & Erin	
HI	7.-1-47	2022	1325 Trojan, Cyrell	
HI	7.-1-90	2022	1326 Jennings Kevin & John McDonald Farmer Larry & Erin	
HI	10.-1-96.1	2022	1334 Rodriguez Angel & Rebecca	
HI	15.-1-8.12	2022	1348 Russek Joseph C III	Zanetti Daniel
HI	21.-1-37.8	2022	1368 Ellard Jennifer	Almazan Tracy
HI	25.-1-42.9	2022	1373 Aube David	
HI	29.-1-8.3	2022	1380 Aviles Victoria	
LI	6.A-1-22.7	2022	1397 Crisci Anthony J Jr.	
LI	7.-7-4.1	2022	1399 Caltabellotta Thomas	Caltabellotta Frank
LI	15.-1-16.6	2022	1413 Rodrigues Benito	Vargas Bienvenido
LI	15.-1-16.8	2022	1414 Rodriguez Benito	
LI	27.-2-10.1	2022	1434 LeGrand Nathan Jr	LeGrand Nathan Sr
LI	29.-1-3	2022	2569 Congregation Yishrie Liev	
LI	30.-1-28.7	2022	1441 Weitz Stuart	
LI	30.-1-28.9	2022	1442 Weitz Stuart	
LI	35.-1-6.1	2022	1459 Friedland Sandee	Rogers, Alvette
LI	35.-2-5	2020	Rendon, Samuel & Lorena	
LI	36.-1-108	2022	1476 Vision Zero LLC	
LI	44.-1-66	2022	1524 Roman Henry	Fitzpatrick-Roman Debbie
LI	105.-7-11	2022	1552 Sporer Celia	
LI	105.-8-2	2022	1553 Egenes Christopher G	
LI	105.-8-19	2022	1555 Egenes Christopher G	
LU	5.-10-8	2022	1654 Black Walter J Sr	Black Justine M
LU	5.-10-9	2022	1655 Black Walter J Sr	Black Justine M
LU	6.-13-4	2022	1664 Olivieri Ann	
LU	7.-15-15	2022	2580 Hussner LLC	
LU	12.-1-19	2022	1677 Carter Nicholas	Eckert Mark
LU	15.-1-52	2022	1683 Blazer Karman T	
LU	21.A-1-25	2022	1701 Quinlan Kevin J	Quinlan J'mine R
LU	30.-1-14	2022	1714 Adam Denys	
MA	2.-1-53.6	2022	2515 Celso, Joseph & Carmelina	
MA	3.-1-9	2022	2582 Kelley Mattie A	
MA	4.-1-22	2022	1724 Morgan Debra	
MA	15.-1-49	2022	1754 Sikorski Edward W	Sikorski Ursula
MA	16.-1-15	2022	1757 Friedrich-Grosvenor Mamoun	
MA	19.-1-13	2022	1768 O'Hara Thomas J Jr.	
MA	23.-1-26.5	2022	1775 Mackay Kenneth	
MA	27.-2-6	2022	1787 Totaan Linda	
MA	29.-1-10	2022	1801 Kreger Sarah	
MA	29.-1-11	2022	1802 Kreger Sarah	
MA	29.-2-28.5	2022	1811 Pyontek Lee Ann	
MA	39.-17-1	2022	1829 Moya Ruben	
MA	39.-21-9	2022	2585 Bergesitz LLC	
MA	39.-21-10	2022	2586 Bergesitz LLC	
MA	40.-2-3.2	2022	1837 Mackay Kenneth	
MA	40.-11-4	2022	1840 Breyfogle, John	
MA	41.-2-1	2022	1844 Kramer Estate Mary	C/O W Kramer
MA	42.-5-9	2022	1850 Murphy Charles II	

MA	42.-5-10	2022	1851 Murphy Charles II	
MA	42.-10-9	2022	2587 Hussner LLC	
MA	43.-2-6	2022	1861 Bianchetto William Jr & Ronald	Bulling Janet Fabian Ann
MA	43.-15-1.1	2022	1863 Gerstman Harriet	
MA	58.-2-1	2022	1916 Cardello Family Trust	Webb, Trustee Kristofer
MA	58.-3-1	2022	1917 Hartin Irrevocable Trust Rober	McCarthy Trustee Julia M
MA	59.-2-9	2022	1923 Shoemaker William M & Daniel	Shoemaker Ralph A Jr & Ogden D
MA	70.A-3-5.1	2022	1940 Piazza John	
MA	71.-1-37.3	2020	Natiello, Frank III	
MA	71.-1-37.4	2020	Natiello, Frank III	
MA	75.-1-26	2021	Speciale Angelo	Travis Lisa
MA	75.-1-29.1	2021	Speciale Angelo	Travis Lisa
MA	75.-1-29.2	2021	Speciale Angelo	Travis Lisa
MA	107.-1-21	2022	1954 Klupacs Christopher L	
MA	109.-1-24.2	2022	1960 Brebbia Edward C	
NE	7.-1-30.8	2022	1972 Vitola Peter	
NE	25.-1-41	2022	1987 Dugan Timothy	
NE	29.-1-16.41	2022	1993 Lewis Ernest III	Lewis Regina
NE	39.-2-11	2022	2008 Chavez Fred	
NE	39.-2-12	2022	2009 Shaffer Barbara	Chavez, Paul
RO	9.B-1-1.5	2022	2023 Ciampone Nicola	Ciampone Maryann
RO	18.-1-15.2	2022	2035 Carmona Reymart Monforte	Sedano Coleen Joie Lopez
RO	39.-5-22	2022	2602 Mears Allan B	
RO	43.-1-10.6	2022	2089 Bowers Burr M III	Bowers Diana L
RO	44.-1-24.12	2022	2092 Muratovic Ismet	
RO	45.-1-12	2022	2096 Makkas Konstantinos	
RO	48.-3-1	2022	2107 Hyzer Kathy	
RO	48.-10-16	2022	2110 Fontana K. Susan	
RO	49.-1-4	2022	2113 Peck Naomi	Peck Harland
TH	1.-1-77	2022	2605 Bergesitz LLC	
TH	1.-1-92.2	2022	2126 Vannostrand Dudley F Jr	Vannostrand Gloria J
TH	2.-1-51.1	2022	2607 Hussner LLC	
TH	4.-1-53.3	2022	2134 Zhang York	
TH	4.-1-63.1	2022	2136 Sobus Halina	Sobus Monica
TH	4.-1-65	2022	2137 Sobus Halina	Sobus Monika
TH	4.-1-67	2022	2138 Sobus Halina	Sobus Monica
TH	9.B-1-36	2022	2160 Pressano Lee-Ann	
TH	12.-1-60.5	2022	2179 Dorman Roy	
TH	15.-1-38	2022	2190 Weinberg Isaac	Glauber Joel & Lebowitz, Yoel
TH	16.-1-40	2022	2196 Warf Dollie	
TH	24.-1-33.2	2022	2214 Warf Dollie	A Warf
TH	25.-1-49.7	2022	2220 Pulgarin Luis R	Garcia Carmen E
TH	26.-1-6	2022	2222 Thompson Education Ctr LLC	
TH	26.-1-13	2022	2223 Thompson Education Center LLC	
TH	28.-1-7.38	2022	2226 Webberman, Joel	
TH	28.-1-7.40	2022	2227 Webberman, Joel	
TH	28.-1-7.54	2022	2228 Schwartz, Yitzchok	
TH	30.-1-12	2022	2241 Medina Vincente L	Medina Luz
TH	32.-1-17	2022	2246 Weigand Thomas D	
TH	32.-2-35	2022	2247 1 East 213th Street, LLC	
TH	41.B-1-48	2022	2254 Rotenstreich Sarah	
TH	50.-1-49	2022	2263 Petroff Lillian	
TH	52.B-1-25	2022	2276 Goldberg Darren	Goldberg Meredith
TH	52.G-1-16	2022	2280 Paparella Emanuel	Paparella Catherine
TH	52.J-3-8	2022	2283 Rokhvarg Lawrence Michael	Rokhvarg Michelle Zara
TH	52.L-2-13	2022	2286 Wayne Properties LLC	
TH	52.M-1-7	2022	2290 Vision Zero LLC	
TH	52.M-3-15	2022	2297 Vision Zero LLC	
TH	52.M-3-16	2022	2298 Vision Zero LLC	

TH	52.M-3-19	2022	2299 Vision Zero LLC	
TH	52.M-3-21	2022	2300 Vision Zero LLC	
TH	52.M-4-8	2022	2301 Kaplan Barry M & Steven E	Altman, Susane
TH	52.M-4-15	2022	2302 Kalinsky Joseph	Kalinsky Hannah
TH	52.Q-2-4	2022	2305 Kaplan Irwin	Kaplan Elvira
TH	52.Q-4-13	2022	2307 Passalacqua Cosmo	Passalacqua Jeanne
TH	52.T-2-1	2022	2323 Kramer Martin	Kramer Myrna
TH	55.-4-17.7	2022	2335 Stellar Landholding LLC	
TH	59.-1-26.8	2022	2349 Dibenedetto Susan	
TH	109.A-2-11./0103	2022	2392 Dossen Abeseah S	
TH	115.-11-9	2022	2429 Rosenbaum Martin	
TH	130.-1-26	2022	2449 66EB Partners LLC	
TU	15.-4-25.1	2022	2478 Wheeler Mark	
TU	16.-5-3	2022	2483 Crumbley Eileen	
TU	16.-6-3.5	2022	2484 Simmons Georgia L & Sharon	Reinhardt, Sheila
TU	16.-7-1.14	2022	2485 Roach George	Lyn Garvey
TU	16.-9-3.4	2022	2486 Shepperson Morton A	Shepperson Eunice J
TU	16.-9-3.5	2022	2487 Shepperson Morton A	Shepperson Eunice J
TU	22.-1-19.1	2022	2501 Tarallo Lucille	Doug Tarallo
TU	22.-1-19.7	2022	2502 Tarallo Lucille	Doug Tarallo
TU	22.-1-19.8	2022	2503 Tarallo Lucille	Doug Tarallo

COUNTY COURT: COUNTY OF SULLIVAN
STATE OF NEW YORK

Index No. 2022-1911

In the Matter of Foreclosure of 2022 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

Pursuant to 22 NYCRR 130-1.1, the undersigned, an attorney admitted to practice in the Courts of New York State, certifies that, upon information and belief and reasonable inquiry, the contentions contained in the annexed document are not frivolous.

Dated: _____

Signature _____

Print Signer's Name _____

Service of a copy of the within
Dated,

is hereby admitted.

Attorney(s) for
