

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

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**In the Matter of Foreclosure of 2022 tax liens 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**  
-----X

**SUPPLEMENTAL  
REPORT AND  
NOTICE OF SURPLUS  
FORECLOSURE SALE  
PROCEEDS**

**Index No.: 2022-1911**

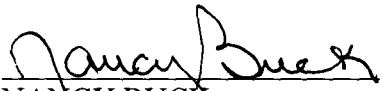
STATE OF NEW YORK, COUNTY OF SULLIVAN ) SS.:

Pursuant to Section 1196 of the Real Property Tax Law (RPTL) of the State of New York, I, Nancy Buck, RPTL Article 11 Enforcing Officer and Sullivan County Treasurer, do hereby certify and affirm as true under the penalties of perjury that:

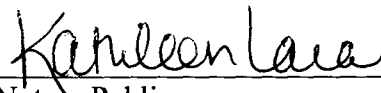
1. A third public auction was held in and for the County of Sullivan on November 20, 2024 to attempt to sell several parcels left over from the first two public auctions held by the County of Sullivan in September 2024. Annexed hereto as Exhibit "A" is the Final Financial Report of Absolute Auctions & Realty, Inc., setting forth the purchase price for each parcel sold at said third public auction. All of the parcels in question were foreclosed upon by the County of Sullivan by an action In Rem for the tax year 2022 or earlier, pursuant to Article Eleven of the Real Property Tax Law. The third public auction [defined in RPTL §1195(2)] was performed by Absolute Auctions & Realty, Inc., in accordance with §231 of the NYS Real Property Actions and Proceedings Law and Absolute Auctions & Realty Inc., followed all requirements set forth therein.
2. Annexed hereto as Exhibit "B" is a list of the parcels sold at public auction which sets forth the dollar amount of surplus sale proceeds available after the payment of all delinquent taxes pursuant to NYS Law.
3. Town of Fremont tax map #2.-1-3.12 sold at the first auction held on September 11, 2024, but the sale was delayed due to a potential issue with service which this office thereafter

remedied pursuant to the process set forth in RPTL Article 11. The successful bidder consummated the sale in December 2024.

4. Annexed hereto as Exhibit "C" is a list of the former owners who may be eligible to make a claim for said surplus together with their last-known mailing addresses. If the Court grants the relief sought herein, notice shall be sent to the former owners advising them of the amount of surplus and the procedure to claim the same, all in accordance with RPTL §1196(3)(b).
5. This will confirm that any surplus funds set forth on Exhibit "B" shall be deposited into an interest-bearing Court and Trust Account.
6. This Report and Notice is being filed in the Office of the County Clerk and the Sullivan County Treasurer's Office pursuant to RPTL §1196. Claims for surplus funds shall be made in accordance with Real Property Actions and Proceedings Law §1361.

  
\_\_\_\_\_  
NANCY BUCK  
Sullivan County Treasurer

Sworn to before me this  
6<sup>th</sup> day of February, 2025

  
\_\_\_\_\_  
Notary Public

KATHLEEN LARA  
Notary Public, State of New York  
Reg. No. 01LA5087645  
Qualified in Sullivan County  
Commission Expires November 3, 2025

EXHIBIT "A"

Final Financial Report of November 20, 2024 Auction

-and-

Contract of Sale for Town of Fremont SBL 2.-1-3.12

Sold at September 11, 2024 Auction



**Absolute Auctions & Realty, Inc.**  
**Sullivan County Online Only Tax**

P.O. Box 1739 / 45 South Avenue  
 Pleasant Valley, NY 12569  
 845 635 3169

**Final Financial Report**

**Auction #7326**

**Sale Name:** Sullivan County Online Only  
 Tax Foreclosure Real Estate Auction

**Date of Sale:** 11/20/2024

Lot #	City/Town	Tax Map	Delinquency	Sale Price	Net	Bidder#	Bidder
16	Town of Bethel <i>Mitchell St</i>	48.-14-14		\$17,000.00	\$17,000.00	5057	Mendel Klein 130 Lee Ave, #401 Brooklyn, NY 11211
68	Town of Liberty <i>West St</i>	27.-2-10.1		\$37,000.00	\$37,000.00	5159	Martin Handler 2059 57th St Brooklyn, NY 11204
75	Town of Liberty <i>6 Station Hill Rd</i>	36.-1-108		\$99,000.00	\$99,000.00	5159	Martin Handler 2059 57th St Brooklyn, NY 11204
125	Town of Thompson <i>Harris Rd</i>	4.-1-63.1, 4.-1-65, 4.-1-67		\$171,000.00	\$171,000.00	5186	NOT SOLD - BID FORFEITED; SECOND BIDDER PASSED. TO BE SOLD AT AUCTION IN THE FUTURE
140	Town of Thompson <i>Lake Shore Dr E</i>	52.B-1-25		\$56,000.00	\$56,000.00	5159	Martin Handler 2059 57th St Brooklyn, NY 11204
142	Town of Thompson <i>3 Newbury Ln</i>	52.J-3-8		\$228,000.00	\$228,000.00	5185	Ruth Cohen 142 Elm St Woodmere, NY 11598
157	Town of Tusten <i>Nys Rt 97</i>	16.-9-3.4		\$11,000.00	\$11,000.00	5226	Nicholas Varano Jr 2726 East 63rd street Brooklyn, NY 11234
158	Town of Tusten <i>Nys Rt 97</i>	16.-9-3.5		\$10,000.00	\$10,000.00	5069	Kreshnik Bala 109-10 Park Ln S Richmond Hill, NY 11418

	Lots	Delinquency	Sale Price	Net
<b>Grand Summary</b>	8		\$629,000.00	\$629,000.00

Sullivan County Online Only Tax Foreclosure Real Estate Auction  
 Absolute Auctions & Realty, Inc.  
 P.O. Box 1739 / 45 South Avenue  
 Pleasant Valley, NY 12569  
 845 635 3169

**CONTRACT OF SALE  
 and  
 RECEIPT OF DEPOSIT**

Company:  
 Purchaser: Jason Mayo  
 Address: 2187 Jacqueline Ave  
 City: Bellmore, NY 11710  
 Phone: (917) 576-6005

Bidder Number: 5495  
 Fed ID Number:

Date: 9/12/2024

I hereby agree to purchase the property known as Auction Property No: 53 located in the **Town of Fremont**, Tax Map No: **2.-1-3.12** and agree to pay the bid price of \$53,000.00 plus the 10.00% Buyer's Premium of \$5,300.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with County of Sullivan the sum of \$11,660.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by County of Sullivan that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

\_\_\_\_\_  
 Buyer: Jason Mayo

\_\_\_\_\_  
 Buyer:

SS # \_\_\_\_\_

SS # \_\_\_\_\_

\_\_\_\_\_  
 Buyer:

Date	Amount	Type
9/11/24	\$11,660.00	Credit Card

SS # \_\_\_\_\_

Receipt of \$11,660.00 deposit is hereby acknowledged.

By \_\_\_\_\_  
 Sullivan County Treasurer

.....  
 THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

**Seller:**

The Foregoing offer is:

- Accepted on \_\_\_\_\_
- Rejected on \_\_\_\_\_

County of Sullivan  
 100 North St., PO Box 5012  
 Monticello, NY 12701  
 PHONE:

By: \_\_\_\_\_

Nancy Buck, Sullivan County Treasurer

**Recap:**

Bid Price:	\$53,000.00
Buyers Premium:	\$5,300.00
Surcharge:	\$20.00
1.5%Advertising Fee (Based on Bid Amount):	\$795.00
School/City /Village Tax:	
Town/County Tax:	
NYS Transfer Tax:	\$212.00
Filing Fee - TP-5217:	\$125.00
County Clerk Fee:	\$55.00

**SUB TOTAL:** \$59,507.00

Less Down Payment: \$11,660.00

Balance Due in cash or cashier's check: \$47,847.00

Payable to Sullivan County Treasurer by October 11, 2024. Time is of the essence.

## EXHIBIT "B"

List of Parcels Sold at Auction and Amount  
of Surplus Available (If Applicable)



EXHIBIT "C"

Former Owners



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