

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

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**In the Matter of Foreclosure of 2021 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**

**REPORT AND
AFFIDAVIT OF
NO SURPLUS SALE
PROCEEDS**

Index No.: 2021-1567

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STATE OF NEW YORK)
) ss.:
COUNTY OF SULLIVAN)

NANCY BUCK, being duly sworn, deposes and says:

1. I am the RPTL Article 11 Enforcing Officer and Treasurer for the County of Sullivan, State of New York. A public auction was held in and for the County of Sullivan on September 6, 2024 and September 7, 2024 and annexed hereto as Exhibit “1” is the Final Financial Report of Absolute Auctions & Realty, Inc., setting forth the purchase price for each parcel sold at said 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 2021, pursuant to Article Eleven of the Real Property Tax Law. The 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. Several parcels did not realize a surplus in auction sale proceeds and a detailed list of those parcels and their tax delinquency is annexed hereto as Exhibit “2”.

3. The parcels noted on the attached Exhibit “2” were all sold at the public auction, but the delinquent taxes, interest and fees exceeded the bid price.
4. In addition to the parcels contained on Exhibit “2”, there were five additional parcels which the County foreclosed upon but which did not receive bids or the bid was rejected and the reasons for each are set forth below:

A. Bethel 46.-13-7

This parcel is a 30’ x 250’ undeveloped road which was created by the filing of a subdivision map. The dedication of the parcel to the County or Town should have been done by the applicant at the time of the filing of the subdivision, but was never accomplished. This parcel was offered to adjoining owners, but no adjoining owners were interested in purchasing the same. There was a successful bidder for the parcel in question, but after discussion with the bidder, it was clear that they did not realize they bought an unusable portion of a road. The bid was rejected and all funds were returned to the bidder. This parcel has since been removed from the County Tax Rolls pursuant to Real Property Tax Law §1138. At the time of the auction, the County was owed \$378.29 in delinquent taxes, penalties and interest.

B. Bethel 55.A-1-76

This parcel is a 4 acre landlocked parcel of land which was created by the filing of a subdivision/lot improvement map in 2006. Since that time, the owner of this parcel has been “unknown” and the taxes have been paid by a third party (non-owner). That third party has since stopped voluntarily paying taxes on this parcel. The parcel is adjacent to several parcels and all owners have been afforded an opportunity to purchase this lot, but none have offered to do so. There was a successful bidder for the parcel in question, but after discussion with the bidder, it was clear that they did not realize they bought a landlocked parcel of land. The bid was rejected and all funds were returned to the bidder. This parcel has since been removed from the County Tax Rolls pursuant to Real Property Tax Law §1138. At the time of the auction, the County was owed \$548.93 in delinquent taxes, penalties and interest.

C. Fallsburg 51.-2-22

This parcel is a small 20’ x 233.07’ strip of land/road. The parcel is adjacent to several parcels and all owners have been afforded an opportunity to purchase this lot, but none have offered to do so. This parcel received no bids at the public auction. This parcel has since been removed from the County Tax Rolls pursuant to Real Property Tax Law §1138. At the time of the auction, the County was owed \$382.80 in delinquent taxes, penalties and interest.


D. Forestburgh 30.-2-4.1

This parcel is a small 10' x 490' (0.11 acre) strip of land/road created in 1938. The parcel is adjacent to several parcels and all owners have been afforded an opportunity to purchase this lot, but none have offered to do so. This parcel received no bids at the public auction. This parcel has since been removed from the County Tax Rolls pursuant to Real Property Tax Law §1138. At the time of the auction, the County was owed \$735.17 in delinquent taxes, penalties and interest.

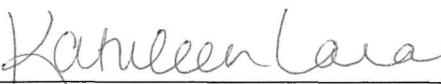
E. Lumberland 5.-11-9

This parcel is a 100.8' x 119' landlocked parcel of land which was created by the filing of a subdivision/lot improvement map in 1960. The parcel is adjacent to several parcels and all owners have been afforded an opportunity to purchase this lot, but none have offered to do so. This parcel received no bids at the public auction. This parcel has since been removed from the County Tax Rolls pursuant to Real Property Tax Law §1138. At the time of the auction, the County was owed \$436.56 in delinquent taxes, penalties and interest.

5. For the reasons set forth above, I respectfully request that the Court confirm that the parcels noted above have no surplus funds available pursuant to the provisions of the NYS Real Property Tax Law relating to the distribution of surplus.


NANCY BUCK
Sullivan County Treasurer

Sworn to before me this
18 day of June, 2024


Notary Public

KATHLEEN LARA
Notary Public, State of New York
Reg. No. 01LA5087645
Qualified in Sullivan County
Commission Expires November 3, 20 25

EXHIBIT “1”



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 # 6092
Sale Name: Sullivan County Online Only
Tax Foreclosure Real Estate Auction
Date of Sale: 9/7/2023

Lot #	City/Town	Tax Map	Sale Price	Bidder#	Bidder
2	Town of Bethel 150 Butrick Rd	9.-1-23.1	\$28,000.00	5566	Chesky Braun 1040 40th Street Brooklyn, NY 11219
3	Town of Bethel Butrick Rd	9.-1-27	\$57,000.00	5652	Shulem Neuhauser P.O. Box 120 Fallsburg, NY 12733
4	Town of Bethel 4307 State Route 55	13.-1-22	\$355,000.00	5792	Tzvi Lebovits 148 South 8th St BROOKLYN, NY 11206
5	Town of Bethel 296 Horseshoe Lake Rd	17.-1-19.2	\$141,000.00	5792	Tzvi Lebovits 148 South 8th St BROOKLYN, NY 11206
6	Town of Bethel Whitmore Rd	22.-1-50	\$6,000.00	5717	Antonio Flavio de Oliveira 55 Edgewood Rd Valley Stream, NY 11580
13	Town of Bethel Delaware Pl	41.-1-7	\$2,500.00	5717	Antonio Flavio de Oliveira 55 Edgewood Rd Valley Stream, NY 11580
14	Town of Bethel W Sullivan Pl	41.-7-2	\$4,000.00	5122	Brigitta Berze PO Box 476 Glendale, NY 12778
15	Town of Bethel May Ave	41.-15-7	\$500.00	5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
16	Town of Bethel Kenoza Pl	41.-17-4	\$3,500.00	5107	Julie Rozar P.O. Box 202 Smallwood, NY 12778



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Lot #	City/Town	Tax Map	Sale Price	Bidder#	Bidder
17	Town of Bethel <i>Tusten Pl</i>	41.-17-9	\$900.00	5107	Julie Rozar P.O. Box 202 Smallwood, NY 12778
18	Town of Bethel <i>Tusten Pl</i>	41.-20-2	\$900.00	5709	Angela Downey 45a Moshier St Greenwich, CT 06831
19	Town of Bethel <i>11 E Sullivan Pl</i>	42.-12-15	\$50,000.00	5241	Christopher Lenox 13 North st Granby, MA 01033
20	Town of Bethel <i>Highland Dr</i>	43.-15-11	\$1,000.00	5263	Timothy Reid 6 Exit Rd Liberty, NY 12754
21	Town of Bethel <i>Highland Dr</i>	43.-19-3	\$1,300.00	5263	Timothy Reid 6 Exit Rd Liberty, NY 12754
22	Town of Bethel <i>Highland Dr</i>	43.-20-4	\$800.00	5150	Carmine Guiliano 13 Welwyn Rd. Apt 1h Great Neck, NY 11021
23	Town of Bethel <i>Forest Dr</i>	43.-26-3	\$1,900.00	5709	Angela Downey 45a Moshier St Greenwich, CT 06831
24	Town of Bethel <i>Otter Trl</i>	46.-4-1.1	\$700.00	5003	Salvatore Verdi 332 Wellwood Dr, Shirley, NY 11967
25	Town of Bethel <i>Mink Trl</i>	46.-4-1.2	\$2,500.00	5643	Sandra Damon PO Box 334 Smallwood, NY 12778



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Auction #6092
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Date of Sale: 9/7/2023

Lot #	City/Town	Tax Map	Sale Price		Bidder#	Bidder
26	Town of Bethel <i>Mink Trl</i>	46.-4-1.4	\$1,500.00		5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
27	Town of Bethel <i>Mink Trl</i>	46.-5-1.1, 46.-5-1.3	\$1,300.00		5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
29	Town of Bethel <i>Moose Trl</i>	46.-13-7	\$600.00		5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
30	Town of Bethel <i>Mohawk Trl</i>	49.-6-6	\$4,000.00		5794	Arton Gashi 47 Mohawk Trail Smallwood, NY 12778
31	Town of Bethel <i>Pheasant Trl</i>	51.B-6-3	\$800.00		5343	James Dejesus 3185 Layton Ave. Bronx, NY 10465
32	Town of Bethel <i>Pheasant Trl</i>	51.B-6-4	\$700.00		5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
33	Town of Bethel <i>Pheasant Trl</i>	51.B-6-5	\$700.00		5343	James Dejesus 3185 Layton Ave. Bronx, NY 10465
34	Town of Bethel <i>Swallow Trl</i>	51.B-8-4	\$500.00		5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
35	Town of Bethel <i>Pine Grove Rd</i>	55.A-1-76	\$2,000.00		5709	Angela Downey 45a Moshier St Greenwich, CT 06831



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37	Town of Callicoon Cape Rd	18.-1-73	\$900.00	5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
38	Town of Callicoon 30 Faubel Rd	28.-1-14	\$88,000.00	5428	Erris Phillip 694 Aden Hill Road Parksville, NY 12768
39	Town of Cochocton NYS 97	18.-1-27	\$3,000.00	5731	Anas Anasthas 8601 Lyons Landing Rd Cicero, NY 13039
40	Town of Delaware State Route 97	15.-2-35	\$300.00	5555	Alex Boller 610 5th Ave New York, NY 10185
41	Town of Fallsburg 371 Rose Rd	3.-1-9.223	\$53,000.00	5536	Erika Bobinger PO Box 404 Hurleyville, NY 12747
42	Town of Fallsburg Ulster Heights Rd	6.-1-1.4	\$12,000.00	5405	Solomon B LLC Shlome Braver 45 South 8 St Brookline, NY 11520
43	Town of Fallsburg Hayden Rd Co Hwy 154	6.-1-1.20	\$14,000.00	5278	Andrew Gerstein P.O. Box 740036 Middle Village, NY 11374
47	Town of Fallsburg Divine Corners Rd	7.-1-50	\$15,000.00	5169	Diana Cuji 53-13 104th St Corona, NY 11368
48	Town of Fallsburg Hasbrouck Rd Tr 96	9.-1-75	\$3,500.00	5414	Ujkan Novovic 700 W 178th St Manhattan, NY 10033



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49	Town of Fallsburg State Route 52, Unit #J	11.-1-39.02./0101	\$14,000.00	5257	Monik Dobrzycka 442 41st St Lindenhurst, NY 11757
52	Town of Fallsburg Hassen Hill Rd Tr 59	41.-1-54.1	\$1,200.00	5231	Bliss Green-Morehead 328 E 90th ST Apt 5B New York, NY 10128
53	Town of Fallsburg 72 Spring Glen Rd	44.-1-39	\$40,000.00		Marek Skiba 5741 58th St Maspeth, NY 11378
56	Town of Fallsburg Lincoln Rd Tr 122C	56.-1-63.11	\$14,000.00	5732	Leon Chamen 21 Huschke Rd Hurleyville, NY 12747
57	Town of Fallsburg Cathalia Ct Tr 154E	58.A-1-22.6	\$7,000.00	5684	Yeshya Gutman 3 Kupperman Ln Monsey, NY 10952
58	Town of Fallsburg Weisshorn St	58.H-5-2	\$600.00	5380	Fabio da Fonseca Bernardino 1138 Madison Ave Bridgeport, CT 06606
59	Town of Fallsburg Old Glen Wild Rd Tr 103	63.-1-14.1	\$6,000.00	5412	Liju K Varghese 53 Atwell Ln Monticello, NY 12701
60	Town of Forestburgh 3025 State Route 42	6.-1-6	\$90,000.00	5730	Israel Kamionka 4111 18TH Ave, 2L Brooklyn, NY 11218
61	Town of Forestburgh Lake Joseph Dr	6.-2-36.33	\$19,000.00	5593	GFO Invest LLC Michael Deer 622 Beach 67th St Queens, NY 11369



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61A	Town of Forestburgh 1 Norris Rd	25.-1-6.5	\$256,000.00	5497	Maristan Properties Inc Janice Drzal 36 Shallow Stream Rd Catskill, NY 10E42
62	Town of Forestburgh Church Rd	26.-1-8	\$700.00		Shimshon Rosenberg 5 Greene Rd Spring Valley, NY 10977
63	Town of Forestburgh Plank Rd	29.-1-2.4	\$100,000.00	5698	Armani Scott 4 Edgehill Rd West Orange, NJ 07052
64	Town of Forestburgh Forestburgh Rd	30.-1-21	\$30,000.00	5721	Robert Sipos 20 Foster Rd Forestburgh, NY 12777
66	Town of Forestburgh State Route 42	34.-1-1	\$2,500.00	5163	Christopher Diaz PO Box 220 Fallsburg, NY 12733
67	Town of Fremont 129 Nelson Rd	29.-1-4.7	\$81,000.00	5563	Frank Lapetina 158-43 81 St Howard Beach, NY 11414
68	Town of Fremont C R 94	30.-4-4	\$900.00	5555	Alex Boller 610 5th Ave New York, NY 10185
70	Town of Highland Airport Rd	11.-1-6.5	\$77,000.00	5212	Richard Arbucci 201 E 25th St, 14H New York, NY 10010
71	Town of Highland State Route 55	18.-1-4.3	\$15,000.00	5555	Alex Boller 610 5th Ave New York, NY 10185



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Lot #	City/Town	Tax Map	Sale Price	Bidder#	Bidder
72	Town of Highland State Route 55	18.-1-25	\$2,500.00	5367	Victor Weekes PO Box 519 Gouverneur, NY 13642
74	Town of Highland 38 Dry Brook Rd	25.-1-1.9	\$56,000.00	5405	Solomon B LLC Shlome Braver 45 South 8 St Brookline, NY 11240
75	Town of Highland Old Minisink Ford Rd	25.-1-27.7	\$6,000.00	5771	Eric Berend 310 Greenwich St, Apt 4M New York, NY 10013
76	Town of Highland Austin Rd	28.-13-5.1	\$300.00		Deborah Lee 209 E 7th St New York, NY 10009-5988
77	Town of Highland State Route 97	29.-1-15	\$1,900.00	5379	Irena Wisniewska 357 87th St Apt 4D Brooklyn, NY 11209
78	Town of Liberty Breezy Hill Rd	1.-1-3	\$3,000.00	5148	John Roynon PO Box 808 Livingston Manor, NY 12758
80	Town of Liberty 135 Lenape Lake Rd	5.-1-45.2	\$16,000.00	5405	Solomon B LLC Shlome Braver 45 South 8 St Brookline, NY 11240
81	Town of Liberty 343 Dahlia Rd	5.-1-50.2	\$9,000.00	5186	GR Property Ventures LLC Rene Roth 2312 215th Street Brookline, NY 11240
82	Town of Liberty Parksville Rd	6.-1-37.3	\$53,000.00	5538	Scott Lehr 190 Lawrence Dr Paramus, NJ 07652



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83	Town of Liberty W Interstate 86	6.-1-53	\$1,900.00	5223	Lucimar Puerari 198 Plank Rd Troy, NY 12182
84	Town of Liberty 21 Airport Rd	23.-1-53	\$153,000.00	5538	Scott Lehr 190 Lawrence Dr Paramus, NJ 07652
85	Town of Liberty Barton Rd	29.-1-20	\$20,000.00	5565	Khaled Elakwah 18 Triangle Rd Liberty, NY 12754
87	Town of Liberty 2651 State Route 52	35.-2-24	\$58,000.00	5587	Franklin Home Builders LLC Franklin G Cuji Orellana 10855 49th Ave Catskill, NY 11268
90	Town of Liberty Kelly Bridge Rd	40.-1-10.2	\$27,000.00	5534	Janet Chavez 1204 Main St #883 Branford, CT 06405
91	Town of Liberty Devany Rd	46.-1-25.4	\$31,000.00	5579	Altantuya Baldorj 1446 US Hwy 42 W Warsaw, KY 41095
94	Town of Liberty 91 Buckley St	104.-1-12	\$116,000.00	5596	Joel Sternberger 18 Thornton Ave Monticello, NY 12701
95	Town of Liberty 89 3/4 Buckley St	104.-1-19	\$23,000.00	5587	Franklin Home Builders LLC Franklin G Cuji Orellana 10855 49th Ave Catskill, NY 11268
96	Town of Liberty 116 Chestnut St	111.-1-10	\$91,000.00	5587	Franklin Home Builders LLC Franklin G Cuji Orellana 10855 49th Ave Catskill, NY 11268



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97	Town of Liberty 51 Sullivan Ave	121.-3-7.2	\$63,000.00	5245	Jacob Leifer 1422 46th St Brooklyn, NY 11219
98	Town of Lumberland 69 Lake Dr	3.A-3-3.1	\$500.00	5801	Lake DeVenoge Property Owners Association, Inc. Richard Klingman 120 Lake Drive
100	Town of Lumberland Delaware Trl	5.-7-7	\$300.00	5005	Anthony Steel 17 N Everts Ave Elmsford, NY 10523
102	Town of Lumberland Minisink Trl	7.-7-17	\$300.00	5313	Mitchell J Kolvenbach 133 Mohican Trl Glen Spey, NY 12737
103	Town of Lumberland 1500 Forestburgh Rd	11.-1-31.15	\$261,000.00	5272	Melkior Kinaj 178 E Main St Walden, NY 12586
104	Town of Lumberland Forestburgh Rd	14.-1-80.14	\$3,500.00	5291	Onur Turkmen 36-34 11th St, #3F Long Island City, NY 11106
105	Town of Lumberland Knight Rd	15.-1-38.3	\$100.00	5468	Deborah Lee 209 E 7th St New York, NY 10009-5988
108	Town of Lumberland Hawk Ridge Ct	24.-1-2.20	\$3,500.00	5116	Christy Shibata 365 Bridge St, Apt 7A Brooklyn, NY 11201
109	Town of Lumberland Hawk Ridge Ct	24.-1-8.5	\$4,000.00	5116	Christy Shibata 365 Bridge St, Apt 7A Brooklyn, NY 11201



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110	Town of Lumberland State Route 97	28.-1-15	\$13,000.00	5291	Onur Turkmen 36-34 11th St, #3F Long Island City, NY 11106
111	Town of Mamakating Roosa Gap Rd	9.A-1-6	\$100.00	5483	Paul M Di Dio 9 Summit View Rd Goshen, NY 10924
112	Town of Mamakating 30 Echo Rd	10.-1-15	\$12,000.00	5477	Jianjiang Ye 844 Guyward Tpke Otisville, NY 10963
113	Town of Mamakating Burlingham Rd	13.-2-21, 23.-1-81	\$300.00	5412	Liju K Varghese 53 Atwell Ln Monticello, NY 12701
116	Town of Mamakating Little Rd	29.-2-27	\$7,500.00	5632	Jason Decker 715 Rt 211 West Middletown, NY 10940
117	Town of Mamakating Beach Ave	29.A-1-52	\$400.00	5291	Onur Turkmen 36-34 11th St, #3F Long Island City, NY 11106
118	Town of Mamakating Elm St	34.-18-5, 34.-18-6	\$9,500.00	5518	Raul Almodovar Santiago 14 Moon Manor Rd Apt 19 MONTICELLO, NY 12701
120	Town of Mamakating Chestnut St W	35.-1-8	\$9,000.00	5595	Stephen Katz 730 Riverside Dr New York, NY 10031
121	Town of Mamakating Pine Vista Ln	35.-6-1, 35.-6-3	\$3,000.00	5379	Irena Wisniewska 357 87th St Apt 4D Brooklyn, NY 11209



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123	Town of Mamakating <i>Ash Rd</i>	38.-1-16		\$600.00	5434	Yuwen Hong 307 Oder Ave Staten Island , NY 10304
124	Town of Mamakating <i>Lake Dr</i>	38.-1-25		\$7,500.00	5106	Belsim Kolenovic 29 Trail Three Wurtsboro , NY 12790
125	Town of Mamakating <i>Birch Rd</i>	38.-2-7		\$3,500.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
126	Town of Mamakating <i>Center Dr</i>	38.-12-2.2, 38.-12-3		\$300.00	5341	Lukasz Swiatek 7846 81 St Glendale, NY 11385
128	Town of Mamakating <i>12 Birch Rd</i>	39.-11-3		\$17,000.00	5036	Annie Moore 463 Edwards Rd Monticello, NY 12701
131	Town of Mamakating <i>Grossbeak Trl</i>	40.-30-2		\$200.00	5129	Michael T Clark 25 Fulton Road Ferndale, NY 12734
132	Town of Mamakating <i>Poplar Trl</i>	41.-22-3		\$4,000.00	5036	Annie Moore 463 Edwards Rd Monticello, NY 12701
133	Town of Mamakating <i>Hilltop Rd</i>	56.-1-55.7		\$300.00	5387	Darren Capote 38 Carol St Danbury, CT 06810
134	Town of Mamakating <i>23 Cider Press Rd</i>	57.-13-10.1		\$93,000.00	5019	Sammy Aziz 55 Bloomfield Ave Paterson, NJ 07503



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135	Town of Mamakating Jersey Rd	57.-17-12	\$5,500.00	5309	David Phraner PO Box 791 Wurtsboro, NY 12790
137	Town of Mamakating Pine Kill Rd	65.-1-3.8	\$17,000.00	5619	Maipi Melendez Po Box 402 West Brookville, NY 12785
138	Town of Mamakating Pine Kill Rd	65.-1-3.9	\$17,000.00	5684	Yeshya Gutman 3 Kupperman Ln Monsey, NY 10952
140	Town of Mamakating Pine St	107.-4-23	\$1,600.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
141	Town of Neversink Overlook Rd	38.-1-17	\$4,500.00	5379	Irena Wisniewska 357 87th St Apt 4D Brooklyn, NY 11209
142	Town of Rockland 285 Goff Rd	11.-1-3.11	\$425,000.00	5436	TLC Fortune LLC Shibao Li 13668 Roosevelt Ave, #818 Flushing, NY 11354
143	Town of Rockland Hunter Ln	30.A-9-15.2	\$30,000.00	5447	Edward Cutting 20 Waterside Plaza, 17h New York, NY 10010
146	Town of Thompson 16 Robert Rd	9.E-20-2	\$139,000.00	5421	Babul Howlader 168-12 89th Ave Jamaica, NY 11432
149	Town of Thompson 191 Heiden	24.-1-32.1	\$103,000.00	5635	Janie Vine 443 Ste Rte 17b Monticello, NY 12701



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Final Financial Report

Auction # 6092

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

Date of Sale: 9/7/2023

Lot #	City/Town	Tax Map	Sale Price	Bidder#	Bidder
150	Town of Thompson 262 Glen Wild Rd	25.-1-15.3	\$24,000.00	5153	Magdalena Conklin 15 Fox Ridge Rd Woodridge , NY 12789
153A	Town of Thompson Katrina Falls Rd	51.-1-29.1	\$84,000.00	5411	Carare Investments, LLC Christian Struck 102 Mercer St Jesseville, NY 12702
155	Town of Thompson Cardiff Ln	52.G-1-87	\$7,000.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
156	Town of Thompson Cornwall St	52.L-3-12	\$2,500.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
157	Town of Thompson Harrow St	52.M-2-10	\$3,000.00	5518	Raul Almodovar Santiago 14 Moon Manor Rd Apt 19 MONTICELLO, NY 12701
158	Town of Thompson Eaton Ln	52.M-3-6	\$3,000.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
159	Town of Thompson Fourth Cir	52.M-3-8	\$2,000.00	5589	Feige Friedman 15 Getzil Berger Blvd, #304 Monroe, NY 10950
160	Town of Thompson Harrow St	52.M-3-27	\$3,000.00	5412	Liju K Varghese 53 Atwell Ln Monticello, NY 12701
161	Town of Thompson Paris Rd	52.S-3-18	\$7,500.00	5477	Jianjiang Ye 844 Guymard Tpke Otisville, NY 10963



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 # 6092
Sale Name: Sullivan County Online Only
Tax Foreclosure Real Estate Auction
Date of Sale: 9/7/2023

Lot #	City/Town	Tax Map	Sale Price	Bidder#	Bidder
162	Town of Thompson <i>Highland Pl</i>	52.T-1-10	\$14,000.00	5146	Donald Mormino 17 Pleasant Ave Farmingdale, NY 11735
163	Town of Thompson <i>Highland Pl</i>	52.T-1-19	\$3,000.00	5089	Tomasz Dec 50 Dunbar Rd Monticello, NY 12701
165	Town of Tusten <i>Str #1 & 3 Lot #17D</i>	16.-5-1.2, 16.-5-1.4	\$5,000.00	5425	J316 Solutions LLC Kevin Lawrence Anderson II 20122 Dayton St. Pineville, CA 02508
169	Town of Tusten <i>First Ave</i>	16.-16-2	\$5,000.00	5534	Janet Chavez 1204 Main St #883 Branford, CT 06405
170	Town of Tusten <i>56 Weber Rd</i>	20.-1-8.1	\$38,000.00	5319	Jose Zhao 67 N Magnolia St Pearl River, NY 10965
171	Town of Tusten <i>201 Tusten Mountain</i>	24.A-3-1.3	\$6,000.00	5732	Leon Chamen 21 Huschke Rd Hurleyville, NY 12747
Grand Summary			Delinquency	Sale Price	Net
			\$667,263.36	\$3,749,800.00	\$3,082,536.64
			Lots	123	

EXHIBIT “2”

TOTAL DELINQUENT TAXES (2023 TAXES PAID BY SUCCESSFUL BIDDER)

Lot#	Bidder #	SBL	Lot Price	2022 Taxes	2021 Taxes	2020 Taxes	2019 Taxes	2018 Taxes	2017 Taxes	2016 Taxes	2015 Taxes	2014 Taxes	Search	Interest	Delinquent Taxes	LESS BID RECEIVED	TOTAL COUNTY LOSS
15	5731	BE41-15-7	\$500.00	\$ 513.49	\$ 526.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271.26	\$ 250.00	\$ 1,561.51	\$ (500.00)	\$ 1,061.51
53	5519	FA44-1-39	\$40,000.00	\$ 1,147.02	\$ 1,161.15	\$ 1,244.59	\$ 1,164.68	\$ 73,626.06	\$ 2,942.77	\$ 4,750.39	\$ 4,647.20	\$ 4,619.65	\$ 250.00	\$ 68,782.99	\$ 164,336.50	\$ (40,000.00)	\$ 124,336.50
62	5077	FO26-1-8	\$700.00	\$ 338.51	\$ 351.97	\$ 356.91	\$ 359.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 538.88	\$ 2,196.11	\$ (700.00)	\$ 1,496.11
76	5468	H128-13-5.1	\$300.00	\$ 98.33	\$ 95.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 50.37	\$ 594.65	\$ (300.00)	\$ 294.65	
95	5587	L104-1-19	\$23,000.00	\$ 3,554.71	\$ 3,598.76	\$ 3,635.25	\$ 3,667.91	\$ 3,680.82	\$ 2,523.60	\$ 3,634.38	\$ 3,644.66	\$ 3,608.90	\$ 250.00	\$ 21,358.32	\$ 53,157.31	\$ (23,000.00)	\$ 30,157.31
98	5801	LU3-A-3-3.1	\$500.00	\$ 434.55	\$ 428.09	\$ 204.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 314.01	\$ 1,631.45	\$ (500.00)	\$ 1,131.45
100	5005	LU5-7-7	\$300.00	\$ 59.77	\$ 58.89	\$ 29.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 43.61	\$ 441.40	\$ (300.00)	\$ 141.40
105	5468	LU15-1-38.3	\$100.00	\$ 12.90	\$ 12.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 6.66	\$ 282.32	\$ (100.00)	\$ 182.32
111	5483	MA9-A-1-6	\$100.00	\$ 47.38	\$ 49.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 25.16	\$ 371.54	\$ (100.00)	\$ 271.54
113	5412	MA23-1-81	\$150.00	\$ 8.58	\$ 8.79	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 6.51	\$ 278.38	\$ (150.00)	\$ 128.38
117	5291	MA29-A-1-52	\$400.00	\$ 262.11	\$ 270.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 139.03	\$ 921.81	\$ (400.00)	\$ 521.81
126	5341	MA38-12-2.2	\$150.00	\$ 84.22	\$ 86.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 44.48	\$ 465.09	\$ (150.00)	\$ 315.09
126	5341	MA38-12-3	\$150.00	\$ 84.22	\$ 86.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 44.48	\$ 465.09	\$ (150.00)	\$ 315.09
131	5129	MA40-30-2	\$200.00	\$ 49.00	\$ 50.25	\$ 50.13	\$ 49.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 75.88	\$ 525.15	\$ (200.00)	\$ 325.15
133	5387	MA56-1-55.7	\$300.00	\$ 5.19	\$ 3.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 2.08	\$ 510.51	\$ (300.00)	\$ 210.51

COUNTY OF SULLIVAN

Payable to: County Treasurer
 100 North Street POB 5012
 Monticello, NY 12701-5192
 845-807-0200

Sullivan County Unpaid Statement

Interest date is 09/30/2023

Sbl	Owner1	Status	Pidyr	County amt	Interest	Fee	Bad Chk	Payment due	Pay Date
BE 46.-13-7	28 Woodcliff Ave LLC	2600	2021	8.00	2.56	350.00	0.00	360.56 C	//
BE 46.-13-7	28 Woodcliff Ave LLC	2600	2022	7.83	1.57	0.00	0.00	9.40	//
BE 46.-13-7	28 Woodcliff Ave LLC	2600	2023	7.71	0.62	0.00	0.00	8.33	//
				23.54	4.75	350.00	0.00	378.29	
BE 55.A-1-76	Unknown	2600	2021	120.25	38.48	250.00	0.00	408.73 C	//
BE 55.A-1-76	Unknown	2600	2022	116.83	23.37	0.00	0.00	140.20	//
				237.08	61.85	250.00	0.00	548.93	
FA 51.-2-22	Blumenberg Nathan	2600	2021	36.73	11.75	250.00	0.00	298.48 C	//
FA 51.-2-22	Magilla Property Holdings,	2600	2022	37.01	7.40	0.00	0.00	44.41	//
FA 51.-2-22	Magilla Property Holdings,	2600	2023	36.95	2.96	0.00	0.00	39.91	//
				110.69	22.11	250.00	0.00	382.80	
FO 30.-2-4.1	Senne Investments, LLC	2600	2021	139.37	44.60	250.00	0.00	433.97 C	//
FO 30.-2-4.1	Senne Investments, LLC	2600	2022	134.20	26.84	0.00	0.00	161.04	//
FO 30.-2-4.1	Senne Investments, LLC	2600	2023	129.78	10.38	0.00	0.00	140.16	//
				403.35	81.82	250.00	0.00	735.17	
LU 5.-11-9	Kleingardner Randy	2600	2021	31.63	10.12	250.00	0.00	291.75 C	//
LU 5.-11-9	Kleingardner Randy	2600	2022	63.38	12.68	0.00	0.00	76.06	//
LU 5.-11-9	Kleingardner Randy	2600	2023	63.66	5.09	0.00	0.00	68.75	//
				158.67	27.89	250.00	0.00	436.56	