

EMPLOYMENT

PROFESSIONAL

Director at Axonic Capital LLC (NY, NY). Prtctpt as active mmbtr of invstmnt team fcsgn on rsdntl mrtgags, both loans & CUSIPS, which invlvs lgy RMBS, Non-QM, RTL & othr prdcts. Slny: \$175,000 - \$200,000 /yr. Rfr to Job Ref#: DKD31024 & email resumes to chughes@axoniccap.com. The above opening is also listed in full on https://newyork.usnlx.com/.

TECH CAREERS

Luxoft USA - NY, NY needs a Software Developer (498969) to implement new modules and improve existing micro-services for systems used in the financial domain. Requires a BS in Comp Sci, Soft Eng or CIS and 2 yrs relevant exp. Telecommuting and working from home permitted. Salary \$110,000/yr. Must refer to specific job # for consideration. Send resumes to LuxoftRIT@dxc.com

Memorial Sloan Kettering Cancer Center seeks Software Engineer in NY, NY to plan & develop application specifications for upgrades, enhancements & new implementations of programs that interface with other applications/databases to meet complex buss reqs. Part-time telecommuting permitted. EEO/VETS/ADA. Salary: \$118,800 - \$196,200/year. Please send resume to HR/VM, 633 Third Avenue, 5th Floor, New York, NY 10017 & reference requisition 0032.

PET PLACE

DOGS



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NOTICES

LEGAL NOTICES

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Seaford Two LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 05/23/2024. Office location: Bronx County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Radame Perez II: 668 Crescent Ave. Bronx, NY 10458. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Heavenly Scentzz Candles LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 05/31/2024. Office location: Nassau County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Deborah Burrowes : P.O. Box 296 Roosevelt NY 11575. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Patience, Action & Growth. Articles of Organization filed with Secretary of State of NY (SSNY) on 02/28/2024. Office location: NEW YORK. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Brigida Pagan: 44 Kohler Road, Middletown NY 10940. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Seaford One LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 05/23/2024. Office location: Bronx County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Radame Perez II: 668 Crescent Ave. Bronx, NY 10458. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of JKW Partners LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 07/11/2024. Office location: New York County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Nisha McGreevy: 66 Leonard Street, NY, NY, 10013. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Remarkable Elevator Business Assistance-REBA. Articles of Organization filed with Secretary of State of NY (SSNY) on 07/13/2024. Office location: Suffolk County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to United States Corporation Agents, Inc.: 7014 13th Ave. Suite 202 Brooklyn, N.Y. 11228. Purpose: Any lawful purpose.

FORECLOSURE NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, Plaintiff, vs. JASON DANTZLER, ET AL., Defendant(s).

Pursuant to a Final Judgment for Foreclosure and Sale duly entered on August 21, 2013, as amended by Order duly entered on November 29, 2023 and a Decision + Order on Motion entered on July 8, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, Second Floor, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 20, 2024 at 10:00 a.m., premises known as 219-11 135th Avenue, Laurelton, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 13099 and Lot 45. Approximate amount of judgment is \$785,058.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706729/2021. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Jeffrey Kim, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff
Firm File No. 240278-1

NOTICES

LEGAL NOTICES

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to enter into straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested to participate in straight-lease transactions and to issue bonds for the purposes and at the addresses also identified below. As used herein, the "City" shall mean The City of New York. All dollar amounts (including bond issuance amounts), square footage amounts and wage information shown below are approximate numbers. As used herein, "bonds" are the bonds of the Agency, the interest on which may be exempt from local and/or state and/or federal income taxes. The references to the bond amounts or project cost amounts provided herein below are approximate and shall be deemed to mean up to such stated amount or a greater principal amount not to exceed 10% of such stated amount. All other amounts (including square footage amounts) and wage information shown below are approximate numbers.

Company Name: Terzo in Jamaica, LLC, a New York limited liability company (the "Company"), is a supermarket operator owned by In Serra Supermarkets, Inc., an owner and operator of supermarkets in New York and New Jersey. **Project Description:** The Company seeks financial assistance in connection with the furnishing and equipping of a to-be-formed 52,000 square foot retail condominium unit (which will include a 46,000 square foot below-grade supermarket) (the "Facility") within an existing 96,000 square foot building on a 46,918 square foot parcel of land located at 89-41 164th Street (a/k/a 89-28 165th Street), Queens, New York. The Facility will be owned by an unrelated entity, 89-41 164th Street LLC, and will be leased to and operated by the Company as a full-service supermarket under the ShopRite banner. **Address:** 89-41 164th Street (a/k/a 89-28 165th Street), Queens, New York 11432. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$12,050,000. **Projected Jobs:** 103.5 full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$18.59/hour, estimated range of \$16.00/hour to \$27.00/hour.

Company Name: East Bay Energy Storage 1 LLC is a Delaware limited liability company (the "Company"). The Company is a subsidiary of Convergent Energy and Power LP, a Delaware limited partnership ("Convergent"). Convergent is a developer of energy storage power projects throughout the country. **Project Description:** The Company seeks financial assistance in connection with the construction and equipping of a 5-Megawatt ("MW") battery energy storage system (consisting of 20 MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers occupying 1,300 square feet located on an 11,300 square foot parcel of land at 1271 East Bay Avenue, Bronx, New York (the "Facility"). The Facility will be operated by the Company on land leased from J ROS Properties Inc., an unrelated entity, and will serve as a battery energy storage system capable of charging from and discharging into the New York power grid. **Address:** 1271 East Bay Avenue, Bronx, New York 10474. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$17,739,500. **Projected Jobs:** 1 full-time equivalent job retained. **Hourly Wage Average and Range:** \$52.50/hour, estimated range of \$50.00/hour to \$55.00/hour.

Company Name: Casmart LLC, a New York limited liability company that is a supermarket operator (the "Company"). **Project Description:** The Company is seeking financial assistance in connection with the renovation, furnishing, and equipping of a 6,150 square foot building located on a 9,375 square foot parcel of land located at 1234 Castleton Avenue, Staten Island, New York (the "Facility"). The Facility is owned by an unrelated entity, 1234 Castleton LLC, and will be leased to and operated by the Company as a full-service supermarket under the CTown Supermarkets banner. **Address:** 1234 Castleton Avenue, Staten Island, New York 10310. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$1,193,800. **Projected Jobs:** 38 new full-time equivalent jobs projected. **Hourly Wage Average and Range:** \$17.26/hour, estimated range of \$17.00/hour to \$20.00/hour.

Company Name: GB Arthur Kill Storage LLC, a Delaware limited liability company (the "Company"). The Company is owned by Elevate Renewables F7, LLC ("Elevate"), a national renewable energy development company that is a portfolio company of ArcLight Energy Partners Fund VII, L.P. (the "Fund"). ArcLight Capital Partners, LLC ("ArcLight") is an infrastructure-focused investment firm and serves as the investment adviser to the Fund. **Project Description:** The Company is seeking financial assistance in connection with the construction and equipping of a battery energy storage system with an estimated capacity of 151 megawatts ("MW") consisting of batteries and other equipment, metering 60.4 MW hours of energy storage capacity (the "Battery System"). The Battery System will total 2,560 square feet and will be co-located at the Arthur Kill Generating Station ("Generating Station"). Arthur Kill Power LLC, another portfolio company of the Fund, owns the Generating Station, which is a dual-fuel capable power plant that produces electrical power for the electrical grid serving Staten Island and Manhattan, located on 96-acre parcel of land at 4401 Victory Boulevard in Staten Island, New York. The Company leases a 43,560 square foot portion of the Generating Station which will be operated by the Company as a Battery System capable of charging from and discharging into the New York power grid. **Address:** 4401 Victory Boulevard, Staten Island, New York 10314. **Type of Benefits:** Exemption from City and State sales and use taxes. **Total Project Cost:** \$31,650,000. **Projected Jobs:** 1 full-time equivalent job retained by the Company, Elevate, and/or the Fund and 0.5 new full-time equivalent job projected by the Company, Elevate, and/or the Fund. **Hourly Wage Average and Range:** \$75.35/hour, estimated range of \$37.70/hour to \$95.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation ("NYCEDC") at www.nycedc.com/nycida-project-info.

The Agency is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC's Equal Access Officer at 212-312-3602 or at EqualAccess@edc.nyc.

Pursuant to Section 859a of the General Municipal Law of the State of New York the Agency will hold a hearing at the offices of NYCEDC, 1 Liberty Plaza, 14th Floor, New York, New York 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, September 19th, 2024.**

Interested members of the public are invited to attend and will be given an opportunity to make a brief statement regarding the projects listed above.

The Agency will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at: <https://edc.nyc/nycida-board-meetings-public-hearings>, starting on or about 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Agency by sending an email to tfufano@edc.nyc no later than 5:00 P.M. the day before the hearing. Written comments may be submitted to the Agency to the following email address: tfufano@edc.nyc. Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Agency's website at <https://edc.nyc/nycida-board-meetings-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

New York City Industrial Development Agency
Attn: Ms. Frances Tufano
One Liberty Plaza, 13th Floor
New York, New York 10006
(212) 312-3598

NOTICES

LEGAL NOTICES

BUILD NYC RESOURCE CORPORATION NOTICE OF PUBLIC HEARING

The Build NYC Resource Corporation (the "Corporation") is a not-for-profit local development corporation organized under Sections 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. In accordance with the aforesaid law, and pursuant to its certificate of incorporation, the Corporation has the power to issue non-recourse revenue bonds or notes and to make the proceeds of those bonds or notes available for projects that promote community and economic development in The City of New York (the "City"), and to thereby create jobs in the non-profit and for-profit sectors of the City's economy. The Corporation has been requested to issue such bonds and notes for the financings listed below in the approximate dollar amounts respectively indicated. As used herein, "bonds" or "notes" are the bonds or notes of the Corporation, the interest on which may be exempt from local and/or state and/or federal income taxes; and, with reference to the bond or note amounts provided herein below, such stated amounts are approximate and shall be deemed to mean up to such stated bond or note amount or a greater principal amount not to exceed 10% of such stated bond or note amount. All other amounts (including square footage amounts) and wage information shown below are approximate numbers.

Borrower Name: The Young Men's and Young Women's Hebrew Association, d/b/a The 92nd Street Y ("92NY"), is a New York not-for-profit corporation which is exempt from federal income taxation pursuant to section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). 92NY is a community and cultural center that offers programming in the performing and visual arts, literature and culture, adult and children's education, health and fitness, and Jewish life. **Financing Amount:** \$60,000,000 in tax-exempt qualified 501(c)(3) bonds issued pursuant to section 145 of the Code, and in federally taxable bonds (collectively, the "Bonds"). **Project Description:** Proceeds of the Bonds, together with other funds available to 92NY, will be used as part of a plan of finance: to (i) refinance the \$4,000,000 outstanding principal balance of a taxable loan, the proceeds of which were used to finance a portion of the cost of renovating two interconnected buildings comprising an aggregate 266,728 square foot twelve-floor facility plus roof located on a 30,723 square foot parcel of land located at 1381 and 1395 Lexington Avenue, New York, New York (the "Facility"); (ii) finance the cost of effecting key infrastructure needs of the Facility including (a) the renovation of multi-purpose rooms, early childhood and administrative facilities, the art center, the senior center, the center for Jewish life, and building operations, including improved layouts, new finishes, acoustic updates, and new energy-efficient lighting; (b) the repair and upgrade of the Facility façade, upgrades to the central fire alarm systems, conversion of building heating from steam to hot water, new HVAC and electrical power distribution, elevator modernization and upgrades to IT, audiovisual and security systems; (c) Facility accessibility upgrades; (d) relocation of the Facility entrance on Lexington Avenue, sidewalk renovation at the new building entrance, and new ramps; and (e) protective Facility design measures; (iii) fund one or more debt service reserve funds and capitalized interest; and (iv) pay for certain costs related to the issuance of the Bonds. 92NY will continue to own and operate the Facility as a community and cultural center. **Address:** 1381 and 1395 Lexington Avenue, New York, New York 10128. **Type of Benefits:** Tax-exempt and taxable bond financing. **Total Project Cost:** \$91,800,000. **Projected Jobs:** 308 full-time equivalent jobs retained and 20 projected. **Hourly Wage Average and Range:** \$5742/hour, estimated range of \$38.46/hour to \$204.25/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation ("NYCEDC") at www.nycedc.com/buildnyc-project-info.

The Corporation is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC's Equal Access Officer at 212-312-3602 or at EqualAccess@edc.nyc.

Pursuant to Internal Revenue Code 147(f), the Corporation will hold a hearing at the offices of NYCEDC, 1 Liberty Plaza, 14th Floor, New York, New York 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, September 19th, 2024**. Interested members of the public are invited to attend.

Interested members of the public are invited to attend and will be given an opportunity to make a brief statement regarding the projects listed above.

The Corporation will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at <https://edc.nyc/build-nyc-board-meetings-and-public-hearings>, starting at 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Corporation by sending an email to tfufano@edc.nyc no later than 5:00P.M. the day before the hearing. Written comments may be submitted to the Corporation to the following email address: tfufano@edc.nyc. Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Corporation's website at <https://edc.nyc/build-nyc-board-meetings-and-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

Build NYC Resource Corporation
Attn: Ms. Frances Tufano
One Liberty Plaza, 13th Floor
New York, New York 10006
(212) 312-3598

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) is proposing to collocate antennas within the 128ft building at 89 E 42nd St, New York, New York Co., NY 10017. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Project 021783-PR - AC, EBI Consulting, 21 B Street, Burlington, MA 01803, acslasy@ebiconsulting.com at 312.579.7894.

Crown Castle is proposing to modify an existing wireless telecommunications facility, consisting of the replacement of antennas at 34 ft above ground level on an existing 30 ft telecommunications utility structure located within the public right of way located at the following site: 401 East Fordham Road, The Bronx, Bronx County, New York 10458 (40 51 40.77N / 73 53 25.56W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #021818-PR, 21 B Street, Burlington, MA 01803, or at 463.336.4142.

Crown Castle is proposing to install new wireless telecommunications antennas at 31 ft on an existing 27 ft pole located within the public right of way located at the following site: 40 West 45th Street, New York, New York County, New York 10036 (40 45 21.8N / 73 58 52.0W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #021818-PR, 21 B Street, Burlington, MA 01803, or at 203.231.6643.

Crown Castle is proposing to install new wireless telecommunications antennas at 33 ft on an existing 27 ft pole located within the public right of way located at the following site: 153-9 90th Avenue, Jamaica, Queens County, New York 11432 (40 42 12.6N / 73 48 6.6W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #021717-PR, 21 B Street, Burlington, MA 01803, or at 463.336.4142.

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SHERIFF'S SALE

BY VIRTUE OF AN EXECUTION ISSUED OUT OF THE SUPREME COURT, NEW YORK COUNTY, in favor of **NATIONAL GALLERY OF AUSTRALIA., Judgement Creditors**, and against **ART OF THE PAST, INC., SUBHASH KAPOOR, AND AARON FREEDMAN.**, Judgement Debtors, to me directed and delivered, I WILL SELL AT PUBLIC AUCTION, by Dennis Alestra DCA # 0840217., auctioneer, as the law directs, **FOR CASH ONLY**, on the **21st day of AUGUST, 2024, at 12 O'CLOCK, IN THE AFTERNOON at: THE SOFIA STORAGE, 475 AMSTERDAM AVENUE, NEW YORK, N.Y 10024** in the county of **NEW YORK** all the right, title and interest which **ART OF THE PAST, INC., SUBHASH KAPOOR, AND AARON FREEDMAN** the judgment debtors, had on the 21st day of JUNE, 2016, or at anytime thereafter, of, in and to the following properties:

CATEGORY OF ART WORK	NUMBER OF ITEMS IN LOT CATEGORY
LOT 1 Misc. (mixed items, mainly pichhavai and fabrics)	34
LOT 2 Works on paper (other)	205
LOT 3 Jewelry	587
LOT 4 Catalogues	1500
LOT 5 Reference books	27
LOT 6 Objects	4
LOT 7 Furniture	5
LOT 8 Calligraphy	23
LOT 9 Prints	85
LOT 10 Studio portrait photographs	92
LOT 11 Modern paintings	7
LOT 12 Chinese paintings	3
LOT 13 Pichhavai	3
LOT 14 South Indian paintings	14
LOT 15 Drawings and paintings on paper	1430
LOT 16 Small bronze figures	13
LOT 17 Peacock shrines	34
LOT 18 Large sculptures/plaques	12

CASE# 19055586

DEPUTY SHERIFF: J. HERNANDEZ #492
TELEPHONE CELL: 646-455-8482
TELEPHONE OFFICE: 212-487-9734

ANTHONY MIRANDA
Sheriff of the City of New York

NYC Department of Finance-Office of the Sheriff -nyc.gov/finance

Labor Day Early Deadlines For Classifieds

Publication Date	Ad Deadline
Sat. Aug. 31st thru Tues. Sept. 3rd	Fri. Aug. 30th 11:30AM

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