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NEW YORK POST

NOTICES

LEGAL NOTICES

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK") FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. §1821(D),

-against-

ORLANDO GONZALEZ, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on June 16, 2022, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK") FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. §1821(D) is the Plaintiff and ORLANDO GONZALEZ, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction RAIN OR SHINE on the COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, on June 7, 2024 at 11:30AM, premises known as 3417 88TH ST, JACKSON HEIGHTS, NY 11372; and the following tax map identification: 1449-64.

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

Premises will be sold subject to provisions of filed Judgment Index No.: 722634/2021. Stephanie Goldstone, Esq., Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

**REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF QUEENS**

SAFEGUARD MISTY REALTY GROUP, LLC, Plaintiff - against - BRUCE MAASBACH, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on April 5, 2024, I, the undersigned Referee will sell at public auction on the Courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York on the 7th day of June, 2024 at 11:45 AM. 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.

Premises known as 159-39 95TH Street, Howard Beach, NY 11414. (Block: 14175, Lot: 42) Approximate amount of lien \$842,181.87 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 726886/2022. Robert L. Howe, Esq., Referee. Stein, Wiener & Roth LLP Attorney(s) for Plaintiff
1400 Old Country Road, Suite 315 Westbury, NY 11590
Tel. 516-742-1212 MAASBACH-79617

Dated: April 11, 2024. **During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF QUEENS**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2005-4HE, ASSET-BACKED CERTIFICATES, SERIES 2005-4HE, Plaintiff - against - GARY C. DILEONARDO AS ADMINISTRATOR OF THE ESTATE OF JOSE BELTRE A/K/A JOSE A. BELTRE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 13, 2018, I, the undersigned Referee will sell at public auction on the Courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York on the 7th day of June, 2024 at 12:30 PM. All that certain plot, piece or parcel of land, situate, lying and being formerly in the Town of Jamaica, now in the fourth ward, of the Borough and County of Queens, State of New York.

Premises known as 92-14 88th Avenue, Woodhaven, NY 11421. (Block: 8930 Lot: 92)

Approximate amount of lien \$933,523.15 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 723431/2021 FKA 23124/10. Dominic A. Villoni, Esq., Referee. McCalla Raymer Leibert Pierce, LLC Attorney(s) for Plaintiff
420 Lexington Avenue, Suite 840 New York, NY 10170
Tel. 347/286-7409

For sale information, please visit www.auction.com or call (800) 280-2832
Dated: April 16, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

**NOTICE OF SALE IN FORECLOSURE
STATE OF NEW YORK SUPREME
COURT: COUNTY OF QUEENS**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-1-, Plaintiff, v. MAURO SOSA, JAVIER SOSA, ET AL, Defendants. PLEASE TAKE NOTICE THAT in pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Queens County on May 31, 2024, I, Alan C. Kestenbaum, Esq. the Referee named in said Judgment, will sell in one parcel at public auction on May 31, 2024 at the Courthouse Steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, at 12:15PM the premises described as follows: 1733 Grove Street Ridgewood, NY 11385 Block 3440 Lot 41 ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York. The premises are sold subject to the provisions of the filed judgment, Index No. 708694/2021 in the amount of \$1,010,238.10 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP Attorneys for Plaintiff 500 Bausch & Lomb Place Rochester, NY 14604 Tel.: 855-227-5072 80438

Crown Castle is proposing to install a 34-foot telecommunications utility structure located within the public right of way at the SW corner of E 165th St. and Teller Ave., The Bronx, New York County, NY 10456 (40 49 42.3N / 73 54 50.5W). 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 #014382-PR, 21 B Street, Burlington, MA 01803, or at 978.877.3493.

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-FM2, Plaintiff,

AGAINST

KAVITA N. JAGNARINE A/K/A KAVITA JAGNARINE, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on April 27, 2020 and amended on April 19, 2024.

I, the undersigned Referee, will sell at public auction at the Courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on June 14, 2024 at 12:45 PM premises known as 103-50 102 Street, Ozone Park, NY 11417.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 9505 and Lot 26.

Approximate amount of judgment \$1,018,529.16 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #710263/2021 I 25287-07.

Joseph Misk, Esq., Referee, Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747

Notice is hereby given that a license, serial #NA-0267-24-118358 for beer & wine has been applied for by the undersigned to sell beer & wine at retail in a Tavern under the ABC Law at 1735 E. 172nd St., Bronx, NY 10472 for on-premises consumption; Pa'Caleta, Inc.

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NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE, Plaintiff AGAINST JORGE VELASQUEZ, DIEGO TORRES, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 18, 2018, I, the undersigned Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, New York on June 7, 2024 at 10:30AM, premises known as 132-15 106TH STREET, OZONE PARK, NY 11417.

All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11506, Lot 39. Approximate amount of judgment \$853,771.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710562/2021.

The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Mark Weliky, Esq., Referee. Drive Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-001592 80131

Crown Castle is proposing to replace an existing streetlight pole with a 34-foot telecommunications utility structure located within the public right of way on Eldert Street, northeast of its intersection with Knickerbocker Avenue, Brooklyn, Kings County, New York 11237 (40 41 34.2 N / 73 54 25.2 W). 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 #013682-PR, 21 B Street, Burlington, MA 01803, or at 774-258-0042.

Crown Castle is proposing to install a 34-foot telecommunications light pole structure located within the public right of way at the following site: NW corner of Jesup Avenue and Sheriff S Byrd Place, The Bronx, Bronx County, NY 10452 (40 50 31.8N / 73 55 12.4W). 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 #014339-PR, 21 B Street, Burlington, MA 01803, or at 978.877.3493.

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