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## Classifieds



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## NOTICES

## LEGAL NOTICES

 SUPREME COURT OF THE STATE OF NEW YORK  
 COUNTY OF RICHMOND  
**SUPPLEMENTAL SUMMONS**  
 Index No. 135304/2015

 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD  
 POINT MASTER FUNDING TRUST 2017-PM13,

Plaintiff,

-vs-

JEWEL R. STANLEY; MARGARET STANLEY; UNKNOWN HEIRS TO THE ESTATE OF ANNA MAE ALLISON A/K/A ANNIE MAE ALLISON A/K/A ANNIE M. ALLISON; UNKNOWN HEIRS OF THE ESTATE OF MICHAEL HILL A/K/A MICHAEL R. HILL, SR.; EMPIRE PORTFOLIOS INC.; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; CITY OF NEW YORK DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU; CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU; SUPREME CRIMINAL RICHMOND COUNTY; CRIMINAL COURT OF THE CITY OF NEW YORK; CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND UNSAFE BUILDINGS UNIT; "JOHN DOE #1-5" and "JANE DOE #1-5" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein,

Defendants.

 Mortgaged Premises: 51 NORTH BURGER AVENUE  
 STATEN ISLAND, NY 10310

TO THE ABOVE NAMED DEFENDANT(S):

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you, unless the Defendant obtained a bankruptcy discharge and such other or further relief as may be just and equitable.

#### NOTICE

#### YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing an answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.

Sending a payment to your mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

RICHMOND County is designated as the place of trial. The basis of venue is the location of the mortgaged premises.

Dated: September 9, 2024

 VICTOR SPINELLI, ESQ. FEIN, SUCH & CRANE, LLP  
 Attorneys for Plaintiff  
 28 EAST MAIN ST., SUITE 1800  
 ROCHESTER, NY 14614  
 Telephone No.585/226-7310 NYFC@FEINSUCH.COM SPSJN419

## NOTICES

## LEGAL NOTICES

### NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT

**PLEASE TAKE NOTICE:** By virtue of a default under a Business Promissory Note and Security Agreement, dated August 15, 2023 and executed by John J. Cacchioli Agency, Inc. ("Debtor"), in favor of World Business Lenders, LLC, WBL SPO I, LLC ("Secured Party"), as assignee, will cause a public sale of the security consisting of One Thousand Two Hundred Seventy Four (1,274) shares of stock (637 shares associated with Unit 2D and 637 shares associated with Unit 2E), plus parking space and/or garage, if applicable, of 13-21 East 22nd Street Residence Corp. (the "Corporation"), and all right, title and interest in and to the Stock Certificates and Proprietary Leases for Units 2D and 2E (the "Units") and all right, title and interest in the Recognition Agreement for the Units, in the building known as 21 East 22nd Street, New York, New York 10010, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with the Units on November 20, 2024 at 12:30 p.m. at the Portico of the New York County Courthouse located at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$340,976.08, plus interest, NSF fees, prepayment premium, attorneys' fees and costs, maintenance in arrears, and all other advances. The Units are sold "AS IS" and POSSESSION TO BE OBTAINED BY THE PURCHASER.

Said sale is subject to payment of all sums due, if any, to the Corporation, and the consent, if necessary, of said Corporation; any liens of record against the Units, including, but not limited to, a UCC Financing Statement recorded on August 22, 2014 as CRFN: 2014000280200; existing tenancy; payment of all expenses and fees of the Secured Party with respect thereto; terms of sale and auctioneers fees; flip tax; State, City and County transfer tax.

The Secured Party reserves the right to bid, to set the minimum sale amount and to reject any and all bids. The Secured Party makes no warranties or representations. Each bidder must make his/her own inquiry regarding the Units and any liens or debts in connection therewith.

The sale is subject to the Terms of Sale, including: Tender of ten percent (10%) deposit in certified funds only made payable to Hinshaw & Culbertson LLP at the auction; balance due upon closing within thirty (30) days; the payment of all sums due to the Corporation; and any existing tenancy.

Auctioneers: Terence Gee, John William O'Keefe or Stephan Marcelin

 Attorneys for Secured Party :  
 Hinshaw & Culbertson LLP  
 800 Third Avenue, 13th Floor  
 New York, NY 10022  
 Tel: 212-471-6210

Dated: October 21, 2024

### NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT

**PLEASE TAKE NOTICE:** By virtue of a default under a Security Agreement dated October 14, 2003, executed by Ezana Gereme, Zawditu Gereme, and Sebahat Gereme ("Debtor"), as assigned to CitiMortgage, Inc. ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcelin, will conduct a public sale of the security consisting of 89 shares of stock of 43 East 10th Street Corp. a/k/a 43 East 10th St. Corp. ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as **43 East 10th Street, Apt 2D, New York, NY 10003**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **November 20, 2024 at 1:30 PM**, at the Portico of the New York County Courthouse, 60 Centre St, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$21,537.29, plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges.

The apartment is sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. Said sale is subject to residency requirements of the Corporation, payment of all sums due, if any, 43 East 10th Street Corp. a/k/a 43 East 10th St. Corp., and the consent if necessary, of said Corporation; any existing tenancy; payment of all expenses and fees of the secured party with respect thereto; terms of sale and auctioneer's fees; flip-tax; State, City, and County transfer tax. The Secured Party reserves the right to bid.

Terms: an official bank or certified check made payable to **Stern & Eisenberg, P.C.**, as attorneys for the Secured Party for ten (10%) percent of price bid. No cash accepted. Balance shall be due within thirty (30) days.

#### ATTORNEYS FOR SECURED PARTY:

 Stern & Eisenberg, P.C.  
 20 Commerce Drive, Suite 230, Cranford, NJ 07016, and  
 1131 Route 55, Suite 1, Lagrangeville, NY 12540  
 P. 516-630-0288  
 F. 732-726-8719

Dated: October 10, 2024

Firm File No. NY20230000382-2

## Legal Notices published in all NYS counties.

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**NOTICES**

**LEGAL NOTICES**

**NOTICE OF SALE**  
PLEASE TAKE NOTICE, that in accordance with applicable provisions of the Uniform Commercial Code as enacted in New York, by virtue of certain Event(s) of Default under those certain Pledge of Shares dated as of March 30, 2020 (the "Pledge Agreement"), executed and delivered by Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez (the "Pledgor"), and in accordance with its rights as holder of the security, Fulton Lex Classon, LLC (the "Secured Party"), by virtue of those certain UCC-1 Filing Statements made in favor of Secured Party, in accordance with Article 9 of the Uniform Commercial Code of the State of New York (the "Code"), Secured Party will offer for sale, at public auction, (i) Pledgor's 100% issued and outstanding stock of J.J. Fulton Realty Corp., and Pledgor's 100% issued and outstanding stock of 451 Classon Corp. (collectively, the "Pledged Entity"), and (ii) certain related rights and property relating thereto (collectively, (i) and (ii) are the "Collateral"). Secured Party's understanding is that the principal asset of the Pledged Entity is that certain fee interest in real property commonly known as (i) 173 Lexington Avenue, Brooklyn, NY 11206; (ii) 701 Fulton Street, Brooklyn, NY 11207; (iii) 703 Fulton Street, Brooklyn, NY 11207; and (iv) 451 Classon Avenue, Brooklyn, NY 11238 (collectively, the "Property"). Maltz Auctions ("Maltz"), under the direction of Richard B. Maltz or David A. Constantino (the "Auctioneer"), will conduct a public sale consisting of the Collateral (as set forth in Schedule A below), via online bidding, on **December 5, 2024 at 1:00pm**, in satisfaction of an indebtedness in the approximate amount of **\$14,725,903.63**, including principal, interest on principal, and reasonable fees and costs, plus default interest through December 5, 2024, subject to open charges and all additional costs, fees and disbursements permitted by law. The Secured Party reserves the right to credit bid. Online bidding will be made available for pre-registered bidders via Maltz's online bidding App available for download in the App Store or on Google play and via desktop bidding at [remotebidding.maltzauctions.com](http://remotebidding.maltzauctions.com). **Bidder Qualification Deadline:** December 3, 2024 by 4:00 pm. Executed Terms & Conditions of Sale along with ten (10%) of Bidders intended bid amount (to be submitted with wire transfer) are required for consideration by any interested party and submitted directly to Maltz. Requests for wiring instructions should be sent to [rmaltz@maltzauctions.com](mailto:rmaltz@maltzauctions.com).

**SCHEDULE A**

**Pledged Interest**  
**PLEDGOR**  
Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez, an individual  
**ISSUER**  
J.J. Fulton Realty Corp., a New York corporation  
**INTERESTS PLEDGED**  
100% issued and outstanding stock  
The UCC1 was filed on April 3, 2020 with the Secretary of State of the State of New York under the Filing No. # 202004030193435. The UCC3 Assignment was filed on July 11, 2023 with the Secretary of State of the State of New York under the Filing No. # 202307118319125.  
**Pledged Interest**  
**PLEDGOR**  
Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez, an individual  
**ISSUER**  
451 Classon Corp., a New York corporation  
**INTERESTS PLEDGED**  
100% issued and outstanding stock  
The UCC1 was filed on April 3, 2020 with the Secretary of State of the State of New York under the Filing No. # 202004030193473. The UCC3 Assignment was filed on July 11, 2023 with the Secretary of State of the State of New York under the Filing No. # 202307118319137  
**KRISS & FEUERSTEIN LLP**  
Attn: Michael J. Bonneville, Esq.  
Attorneys for Secured Party  
360 Lexington Avenue, Suite 1200  
New York, New York 10017  
Tel: (212) 661-2900

**NOTICES**

**LEGAL NOTICES**

**NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT**

**PLEASE TAKE NOTICE:** By virtue of a default under a Security Agreement dated December 09, 1991, executed by Eileen Daar ("Debtor"), as assigned to U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcelin, will conduct a public sale of the security consisting of Three Hundred (300) shares of the capital stock of 200 EAST 84th STREET OWNERS, INC., and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as **200 East 84th Street, Apt 10H, New York, NY 10028**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **November 20, 2024 at 1:00 PM**, at the Portico of the New York County Courthouse, 60 Centre St, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$124,018.33, plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges.

The apartment is sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER.

Said sale is subject to residency requirements of the Corporation, payment of all sums due, if any, to 200 EAST 84th STREET OWNERS, INC., and the consent if necessary, of said Corporation; any existing tenancy; payment of all expenses and fees of the secured party with respect thereto; terms of sale and auctioneer's fees; flip-tax; State, City, and County transfer tax. The Secured Party reserves the right to bid.

Terms: an official bank or certified check made payable to **Leopold & Associates, PLLC**, as attorneys for the Secured Party for ten (10%) percent of price bid. No cash accepted. Balance shall be due within thirty (30) days.

**ATTORNEYS FOR SECURED PARTY:**  
**Leopold & Associates, PLLC**  
80 Business Park Drive, Suite 110  
Armonk, NY 10504  
P. 914-219-5787  
F. 914-206-4006

Dated: October 11, 2024

Firm File No. 10199809

Notice is hereby given that a ON-PREMISES RESTAURANT-liquor license, application number CL-23-102796-01 has been applied for by **EL TIMBRICHI RESTAURANT CORP.** to sell at retail, LIQUOR, WINE, BEER and CIDER, in a Restaurant establishment, under the Alcoholic Beverage Control law at 1704 MORRIS AVENUE #5/ 168 EAST 174 STREET, BRONX, NEW YORK 10457 for on premises consumption.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located at 2151 ST Raymond Avenue, Bronx, Bronx County, New York 10462 (40°50'15.5"N; 73°51'15.5"W). Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 033052-PR, EBI Consulting, 21 B Street, Burlington, MA 01803, at (781) 418-2314, or at [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com).

Notice is hereby given that a ON-PREMISES RESTAURANT-WINE license, application number NA-0240-24-103585 has been applied for by **EL MESON II RESTAURANT INC.** to sell at retail, WINE with BEER and CIDER, in a Restaurant establishment, under the Alcoholic Beverage Control law at 3517 Broadway New York, NY 10031 for on premises consumption.

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Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located at 1368 Metropolitan Avenue, Bronx, New York 10462 (40°50'5"N; 73°51'39.2"W). Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 033049-PR, EBI Consulting, 21 B Street, Burlington, MA 01803, at (781) 418-2314, or at [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com).

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located at 1551 Metropolitan Avenue, Bronx, Bronx County, New York 10462 (40°50'23"N; 73°51'29.9"W). Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 033047-PR, EBI Consulting, 21B Street, Burlington, MA 01803, at (781) 418-2314, or at [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com).

**PUBLIC NOTICE**

El Quetzalito 5 Corp located at 5507 5th Ave, Brooklyn, NY 11220  
Is applying for the NYS Liquor License

To place a legal or public notice in the New York Post Classifieds,  
Email [clloyd@nypost.com](mailto:clloyd@nypost.com)

**NOTICES**

**LEGAL NOTICES**

**NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY**

Notice of Formation of Scholes 360 LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 09/11/2024. 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 Corporation Service Company: 80 State St., Albany, NY 12207. Purpose: Any lawful purpose.

**NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY**

Notice of Qualification of Advertiser Perceptions, LLC. Certificate of Authority filed with Secretary of State of NY (SSNY) on 09/24/2024 Office location: New York County. Limited Liability Company (LLC) formed in on 01/27/2023. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY shall mail process to c/o CorpCo: 900 Foulk Rd Suite 201, Wilmington, DE 19803, USA Articles of Organization originally filed with Secretary of State (SOS). 900 Foulk Rd Suite 201, Wilmington, DE 19803, USA. Purpose: Any lawful purpose.

**NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY**

Notice of Formation of Attentive Equations Arts Group, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 05/16/2024. Office location: Sullivan County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Richard Reeve: 51 County Road 93, Fremont Center NY 12736. Purpose: Any lawful purpose.

**NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY**

Notice of Qualification of Advertiser Perceptions Holdings, LLC. Certificate of Authority filed with Secretary of State of NY (SSNY) on 09/18/2024 Office location: New York County. Limited Liability Company (LLC) formed in on 01/11/2023. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY shall mail process to c/o CorpCo: 900 Foulk Rd Suite 201, Wilmington, DE 19803, USA Articles of Organization originally filed with Secretary of State (SOS). 900 Foulk Rd Suite 201, Wilmington, DE 19803, USA. Purpose: Any lawful purpose.

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# Wink takes shot at Giants struggles

By RYAN DUNLEAVY and MATT EHALT

Wink Martindale is enjoying the Giants' misery. In his first season as Michigan's defensive coordinator after two seasons with the Giants, Martindale lobbed a not-so-subtle barb Wednesday at his former employer.

"I'm glad I'm here," Martindale said. "I love the players that we have. Obviously, it's a different game [in college], but it's a lot better than being in some places that are 2-7."

Ouch. The Giants are 2-7.

"I don't necessarily see it as a shot. There are a lot of 2-7 teams," linebacker Bobby Okereke told The Post after seeing Martindale's words. "Everyone knows I loved playing for him. I still love him. He's one of the best coaches I've had."

Cornerback Adoree' Jackson said he had "no reaction" to Martindale's comments.

## GIANTS NOTES

The relationship between Martindale and Giants head coach Brian Daboll deteriorated last season as the losses piled up, and Daboll did not keep his cool on the sidelines.

A source previously told The Post that Martindale would take shots at the head coach during meetings.

It reached a breaking point when Martindale did not react well to the Giants firing Drew and Kevin Wilkins, two of his coaching pupils who followed him from the Ravens to the Giants.

Martindale cursed out Daboll, The Post exclusively reported, then exited the team's East Rutherford facility. The sides "mutually agreed" to part ways soon after.

Defending national champion Michigan is off to a disappointing 5-4 start, with a defense ranked No. 57 in the NCAA in points per game (23.3).

► **WR Darius Slayton** remains in the concussion protocol and is no lock to travel with the team Thursday night to Germany for the game against the Panthers. He is not as far along as RB Tyrone Tracy Jr. was last Wednesday, when he was cleared to return without missing a game.

"I'd say he's questionable," Daboll said.

**DT Dexter Lawrence** (rest) and **WR Bryce Ford-Wheaton** (Achilles) did not practice. **RG Greg Van Roten** is dealing with a shoulder injury.

► **CB Art Green** was signed to the active roster off the practice squad to fill the spot opened by the surprise release of CB **Nick McCloud**.

"We're going to give him an opportunity at gunner and as the fourth/fifth defensive back," Daboll said. "He's done a good job since he's been here."

The Giants saved about \$1 million against the salary cap by cutting the five-game starter McCloud.

"I don't really know the ins and outs of why it happened, but that's somebody I got close to since I got here so it's a bummer," Burns said. "He's a dog on special teams, and he knows everything through and through with the defense, so I always thought he was an asset."

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