CLASSIFIED MARKETPLACE

List of Categories *(check one)*

- ☐ Appliance/Furniture
- ☐ Auction/Antiques
- ☐ Automotive
- ☐ Employment
- ☐ Farm/Animals
- ☐ General
- ☐ Home Heating
- ☐ Home Improvement
- ☐ Outdoor Power
- ☐ Real Estate
- ☐ Rec. Sport
- ☐ Rentals
- ☐ Services

Name _____

Phone _____

Address _____

City _____ Zip _____

VISA MasterCard DISCOVER AMERICAN EXPRESS

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1. Select your category and write your ad how you wish it to read in the form provided.
2. Calculate cost: count the number of words in your ad. Ads up to **20 words cost $8.00 per week;** for each additional word add 20¢ per word.

3. Send Payment and Form to:

THE REPORTER **39 Elm Street, Delhi NY 13753**

Call: **607-464-4009** *or Submit Online 24/7:* **The-Reporter.net**

DEADLINE: Noon Tuesday

AUTOMOTIVE

VEHICLE DECAL We're your local source for custom decal printing. Your custom design or a design created by our graphic team. We print decals of all sizes and shapes. Full color on white vinyl or full color on clear vinyl. Custom decals are great for brand or promotional marketing handouts. Call or email today and let us add some personality to your marketing program with custom printed decals. 607-746-2178 promotionalproducts@dckr.com. Decker Advertising, 39 Elm St. Delhi, NY 13753 Monday through Friday 8:30 AM to 5 PM. www.DeckerAdvertising.com OTFAU

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2026. Call Heritage for the Blind Today at 1-855-484-3467 today!Z48AU

Donate your car today, running or not. Support Patriotic Hearts for our Veterans and their Families! Free fast pickup. May be tax deductible. Se habla Español. Call now: 844-415-1229 Z48AU

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-855-403-3374 Z48AU

CHRISTMAS TREES

FOR SALE

6' ARTIFICIAL CHRISTMAS tree, used 2 yrs. $100. Call between 8am-8pm only. 607-746-2864. S48CT

EMPLOYMENT OPPORTUNITIES

DELIVER DRIVERS Of home heating Propane/Kerosene/Fuel Oil. For daily delivery routes. All applicants must have a clean CDL_B license with Hazmat/Tank Endorsement. We offer Competitive wages. BOULDER OIL COMPANY, 3 RAILROAD STREET, UNADILLA, NY 13849 TELEPHONE 607-369-7212, EMAIL RESUME boulderoil1983@gmail.com OR INQUIRE WITHIN ATTN: BOB OR BECKY 49

FAMILY HEALTH CARE

ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 1-877-563-0251 Z48HC

GENERAL

ALL THEY WANT FOR CHRISTMAS...

IS *THE REPORTER!* Tired of guessing what to put under the tree? Here's a gift that's sure to deliver! Give a gift subscription to *The Reporter* and bring local news, hometown stories, sports and community happenings to someone you care about all year long. Make their Christmas merry, bright and full of local news! 607-464-4009 8:30 am to 4:30 pm Monday through Thursday. *The Reporter* 39 Elm Street, Delhi, NY 13753. OtfG

Having an upcoming community event? Posting it to The Reporter's online calendar is easy. Visit The-Reporter.net, click Submit under the Calendar tab, and enter your event details. It's a convenient way to inform the community and have your event considered for The Reporter and other Decker Advertising publications. The-Reporter.net OtfG

Gift Shoppe: Maple syrup, Cream, Maple candy boxes, also maple cream-filled chocolate truffles, Rum Cashews, Christmas Soaps, Lotions, Boxed homemade cookies and many other great gifts for your giving needs. Look for red signs!Maplewood Farm & Orchard, 74 Meredith St., Delhi Village (Rt. 28). Black Friday Nov. 27, 28, 29; Saturdays - December 5, 12, 19, 23, & 24th 10 am to 3 pm or by appointment. 607-746-6339; 607-287-8682; Karen & Duane LaFever, Maple Producers. 51G

1570 Third Brook, Walton. Open Daily. Tools power washer, lawn mower, hardware, air compressor, siding, shutters, sand bags. Green Garage. 610-563-7044 X48G

SCREEN PRINTING

Get your custom apparel such as shirts, hats, jackets, and workwear from Decker Advertising. We are your local provider of custom screen printed and embroidery apparel. Perfect for trade shows, brand marketing, fundraising and club recognition. Call our specialists today or go online to request a quote. www.dckr.com. Decker Advertising, 39 Elm Street, Delhi, NY 13753 607-746-2178 M-F 8:30am to 5pm. OtfG

HELP WANTED

TAKING APPLICATIONS for saw mill laborers. Please apply in person at Cannonsville Lumber Inc., 199 Old Route 10, Deposit, NY 13754 607-467-3380. Pay based on experience. BTFHW

HOME IMPROVEMENT

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-877-516-1160 today to schedule a free quote. It's not just a generator. It's a power move. Z48HI

Prepare for power outages with Briggs & Stratton® PowerProtect(TM) standby generators - the most powerful home standby generators available. Industry-leading comprehensive warranty - 7 years ($849 value.) Proudly made in the U.S.A. Call Briggs & Stratton 1-888-605-1496 Z48HI

Do you know what's in your water? Leaf Home Water Solutions offers FREE water testing and whole home water treatment systems that can be installed in as little one day. 15% off your entire purchase. Plus 10% senior & military discounts. Restrictions apply. Schedule your FREE test today. Call 1-866-247-5728 Z48HI

BEAUTIFUL BATH UPDATES in as little as ONE DAY! Superior quality bath and shower systems at AFFORDABLE PRICES! Lifetime warranty & professional installs. Call Now! 1-877-271-0003 Z48HI

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-877-318-7982 Z48HI

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and $1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-855-916-5473 Z48HI

MEDICAL SUPPLIES

Audien Hearing. The world's first hearing aid with touchscreen controls. No tiny buttons, apps or prescriptions. 45-day risk free trial. Free shipping. Lifetime support. More than 1.5 million happy customers. Call Audien 1-855-484-2093 Z48MS

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We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-888-704-5670 Z48RE

RENTALS

Reduced: Huge, with classic w/wood floors in Walton Available. Last one we have.* LARGE. 6 room 2nd fl. 1150 sq. ft. * Suitable for Family of 3/4 persons.* Parking for 2 cars. ** Recently Refurbished. * Requires Credit/Background, rental & employment verification.**2 older "very quiet" gentleman on first floor. With ADA service animal. If interested PM. Reduced: $1475. Extra consideration For military W/DD214. Principals Only please Text: 7186838224 for appt. info. RESPECTFULLY, no brokers or other third parties please. Thanks For Reading. 48FR

Reduced. Holiday Special. Gigantic Classic old full floor 1300 ft. Apartment. Walton. 2nd Floor. Recently updated, new washer dryer, off street parking. Requires credit/background check, income and employment verification, valid rental references. Suitable 3/4 persons, NO Pets NO SMOKING $1500. Holiday Special: $1400. Interested persons please text 718-683-8224. Respectfully no brokers or other third parties please. Thanks For Reading 48FR

$1275. Holiday Special: * Newly renovated 2nd Floor AVAILABLE. 5/6 rooms. Nice space with new appliances, Driveway Parking, * Reasonably and responsible personal use of our shared side yard. (no block parties) * MIni Split (central air and heat) * New Washer dryer stack. * no pets & no smoking. * In Walton close to all. * Refurbished. * New Roof, Electric, & Heating System. * Requires Credit/Background check, rental References/employment verification. ***** VERY NICE "very quiet" lady (mother and child) live on first floor. * Space is suitable for 2/3 people. max. * If interested PM us. Or look for us on Zillow. Principals Text 718-683-8224. * $1350. Holiday Special $1275.! *Respectfully no brokers or any third parties please. Thanks for reading. 48FR

Walton 1 family home. 8/9 rooms 3 BR Yard. Off street parking. Hot water baseboard heat!!! Cheapest heat unless you cut wood yourself. $1800. If interested reach out now cause next week we will start making two apartments. If you like or are interested in what you see text us 7186838224 to see it this weekend and then maybe next week we'll be finishing it for you. Need excellent rental References and credit/background/income check. Will consider perfectly trained dog with papers under 20 pounds. NO CATS. Respectfully no brokers or other 3rd parties. Will not consider shares or subletting. Thanks for reading 48FR

SERVICES

PEST CONTROL: PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for service or an inspection today! 1-877-290-0023 Have zip code of property ready when calling! Z48S

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package $84.99/mo. Some restrictions apply. Call DIRECTV 1-888-534-6918 Z48S

INJURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to major cash settlements. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-877-315-0990. Be ready with your zip code to connect with the closest provider. Z48S

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Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To $600 In Gift Cards. Call Today! 1-866-782-4069 Z48S

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Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just $20/month. For more information, call 1-844-919-1682 Z48S

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TAXES

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Deadline: Tuesday by Noon
To Place Your Ad, Visit:
www.The-Reporter.net
THE REPORTER



WANTED

SEASONAL EVENTS

SOMETHING HAPPENING THIS SEASON? LET EVERYONE KNOW! From holiday bazaars and craft shows to benefit dinners, concerts, parades, church services, and community celebrations, there's always something happening around here! Help spread the word by submitting your event to The Reporter's online calendar at The-Reporter.net. Click Submit under the Calendar tab to get started. Submitted events will be considered for inclusion in the print editions. OtfWT

Public Notices

LEGAL NOTICES • LEGAL NOTICES

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Atelier Ballard LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/07/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Atelier Ballard LLC: 739 Dancing Street, Bloomville, NY 13739. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of What if We Made LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/19/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Adam Brody / Isabel Kagan: Franklin NY. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Rafter & Ridge Contracting, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/12/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to The LLC: 578 Patent Line, Franklin NY 13775. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

LAVENDER FIELDS AT MAXWELL FARM LLC. Filed with SSNY on 01/05/2026. Office: Delaware County. SSNY designated as agent for process & shall mail to: 21287 STATE HWY 28, DELHI, NY 13753. Purpose: Any Lawful

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

NAIL BANGER CIGARS, LLC. Filed with SSNY on 10/13/2026. Office: Delaware County. SSNY designated as agent for process & shall mail to: 45 MAIN ST, HOBART, NY 13788. Purpose: Any Lawful

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

STONE LEDGE 1124 LLC. Filed 8/30/26. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: Victoria Mohar, 112 Nonset Path, Acton, NM 01720. Purpose: General.

DELAWARE COUNTY LEGAL NOTICE

LEGAL NOTICE
NOTICE IS HEREBY GIVEN that the regular meeting of the Village of Sidney Board of Trustees scheduled for December 14, 2026, has been rescheduled to December 15, 2026, at 7:00 p.m. in the Board Room, 43 Pearl Street West, Sidney, NY.
By Order of the Village Board
Village of Sidney

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

LEMLE RENEWABLES LLC. Filed with SSNY on 09/25/2026. Office: Delaware County. SSNY designated as agent for process & shall mail to: 18 E 12TH ST, #1A, NEW YORK, NY 10003-4458. Purpose: Any Lawful

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

MEADOWS EDGE APPRAISALS, LLC. Filed with SSNY on 09/14/2026. Office: Delaware County. SSNY designated as agent for process & shall mail to: 2925 COUNTY HWY 18, DELHI, NY 13753. Purpose: Any Lawful

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Hasela Capital, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/10/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Joshua Manson: 1950 Burroughs Memorial Rd Roxbury, NY 12474. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Lone Wolf Realty LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 9/17/2026. Office: Delaware County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, PO Box 158, Oneonta, NY 13820. Purpose: any lawful act.

IMMEDIATE OPENING

Multi-Media Sales Representative

Decker Advertising seeks an energetic, motivated, and goal-oriented individual to join our team as a **Multi-Media Sales Representative**. This position offers the opportunity to work directly with local businesses to help them grow using effective print and digital advertising solutions.

The successful candidate will help clients develop advertising strategies and marketing campaigns while building and maintaining strong customer relationships. This role includes both inside and outside sales responsibilities and offers flexible part-time hours.

Qualifications:
- Strong computer skills
- Professional phone and customer service skills
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- Self-motivation with the ability to work independently and as part of a team.
- Strong organizational and multitasking skills
- Positive attitude and a desire to help customers succeed

Compensation:
- Hourly pay plus commission
- Starting wage of $16.80 per hour, based on experience
- Part-time position, 2–3 days per week

If you're looking for a rewarding opportunity to work with local businesses and make a meaningful impact in your community, we'd love to hear from you.

Apply today. Email your resume to info@dckr.com or drop it off at the office in Delhi.

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607-746-2178
39 Elm Street,
Delhi, NY 13753



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*Free toilet with purchase and installation of a walk-in tub or walk-in shower only. Offer available while supplies last. No cash value. Must present offer at time of purchase. Cannot be combined with any other offer. Market restrictions may apply. Offer available in select markets only. CSLB 1082165 NSCB 0082999 0083445 13VH11096000

Public notices/legals submit online 24/7 at: **www.The-Reporter.net**

Public Notices

LEGAL NOTICES • LEGAL NOTICES • LEGAL NOTICES • LEGAL NOTICES • LEGAL NOTICES • LEGAL NOTICES

VILLAGE OF STAMFORD FORECLOSURE NOTICE

STATE OF NEW YORK
COUNTY COURT, DELAWARE COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem Pursuant to Article 11 of the Real Property Tax Law by the Village of Stamford

NOTICE OF FORECLOSURE
Index No.: 2026-946

PLEASE TAKE NOTICE that on the 9th day of November, 2026, the Clerk and Enforcing Officer of the Village of Stamford, hereinafter the "Enforcing Officer," of the Village of Stamford, hereinafter the "Tax District," pursuant to law filed with the Clerk of Delaware County a petition of foreclosure against various parcels of real property for unpaid taxes.
Such petition pertains to the parcels described in Schedule A annexed hereto and made a part hereof, which identifies the parcels and the owners of record as of the date of filing of the List of Delinquent Taxes.
Effect of filing: All persons having or claiming to have an interest in the real property described in such petition are hereby notified that the filing of such petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.
Nature of proceeding: Such proceeding is brought against the real property only and is to foreclose the tax liens described in such petition. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.
Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described in such petition. Such persons are hereby notified further that a duplicate of such petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day of redemption.
Right of redemption: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereon, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. Such payments shall be made to Jamison Hanway, Village Clerk and Enforcing Officer, Village of Stamford, at 84 Main Street, Stamford, NY 12167. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.
Last day for redemption: The last day for redemption is hereby fixed as the _ 1st _ day of _ July ___, 2027.
Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in such petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the office of the Delaware County Clerk and served upon the attorney for the Tax District, David S. Merzig, Esq., at the address set forth below, on or before the date above mentioned as the last day for redemption.
Failure to redeem or answer: In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in such petition and a judgment in foreclosure may be taken by default.

Dated: __ November 9 ___, 2026

Sandra Collins
Treasurer and Enforcing Officer
Village of Stamford
84 Main Street
Stamford, NY 12167

David S. Merzig, Esq.
Attorney for the Village of Stamford
8-12 Dietz Street Suite 202
Oneonta, NY 13820

SCHEDULE A
Village of Stamford Tax Foreclosure Parcels
All parcels are situated in the Village of Stamford, Delaware County, New York.

Tax Map Number	Property Address	Owner of Record
54.10-8-25.2	8 South Delaware	Stephen Murtha
54.5-5-15.11	30 River Street	30 Street of NY LLC
54.5-4-20.1	136 West Main St	Greenport Consulting
54.5-2-2	157 West Main St (land)	Flerida Santana
54.5-2-3	157 West Main St	Flerida Santana
54.5-5-16.2	42 River St (land)	Delores Sneed
41.18-3-6	42 River St	Delores Sneed
54.9-3-3	27 West End Ave	Efstathios Vasilikos
54.6-1-19.2	110 Main Street	Melanie DelVecchio

TOWN OF SIDNEY LEGAL NOTICE

LEGAL NOTICE
NOTICE IS HEREBY GIVEN that the following roads in the Town of Sidney have been designated and posted as "seasonal" and are not maintained from November 15 th to April 15 th. Roads included: Back side of Lawton Hill Road, which will be blocked off to the Franklin town line. Dumond Road, Arabian Way, as well as a section of Gallop Hill Road to the Masonville Town line.

ALSO PLEASE NOTE: If any personal property obstructing the plowing of any town road is not voluntarily removed by the owner, it may then be removed by the town at the owner's expense. Any damage to mailboxes and fences while the Highway Department is maintaining the roads during the winter months will not be replaced or repaired by the Town of Sidney Highway Department.

Codey Lambrecht
Town of Sidney Superintendent of Highways

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Catskills Log Cabin Retreat, LLC. Art. of Org. filed Sec'y of State (SSNY) 10/23/26. Office location: Delaware Co. SSNY designated as agent of LLC upon whom process against it may be served SSNY shall mail process to: United Corporate Services, Inc., 10 Bank St, Ste 560, White Plains, NY 10606, the registered agent of LLC upon whom process may be served. Purpose: any lawful activities.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of ANDES FAMILY TABLE, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/14/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to The LLC: 160 Main Street, Andes, NY 13731, USA. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of True Mountain Contracting LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/23/2026. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Registered Agents Inc., 418 Broadway, Ste. R, Albany, NY 12207. Purpose: any lawful activities.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

156GLENACRES LLC. Arts. of Org. filed with the SSNY on 11/12/26. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, PO Box 180, Halcottsville, NY 12438. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Gun House Hill Games LLC. Arts. of Org. filed with Secy. of State (SSNY) on 10/13/26. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 60125 NY-10, Hobart, NY 13788. Purpose: any lawful activity.

TOWN OF BOVINA LEGAL NOTICE

Bovina Center Fire District Notice of Annual Election to elect one Fire District Commissioner for a five (5) year term commencing 01/01/2027 and ending 12/31/2031 and one Fire District Commissioner for a two (2) year term commencing 01/91/2027 and ending 12/31/2028. The election will take place at the Bovina Center Fire Station from 6 to 9 pm on 12/08/2026. Anyone wishing to run for commissioner must submit their name and appropriate paperwork 10 days prior to the election. Paperwork should be submitted to Dana Sluiter at bovinafiredistrict@yahoo.com.

DELAWARE COUNTY NOTICE OF SALE

SUPREME COURT - COUNTY OF DELAWARE
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff,
Against
MARTIN HART A/K/A MARTIN J. HART; et al
Defendant(s)
Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/06/2025, I, the undersigned Referee, will sell at public auction, at the Delaware County Courthouse, 3 Court St., Delhi, NY 13753, on 12/8/2026 at 9:30AM, premises known as 2971 State Highway 28 S., Oneonta, NY 13820, and State Highway 28 S, Oneonta, NY 13820, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate in the Town of Franklin, County of Delaware and State of New York.

Section 59. Block 1 Lot 24 and Section 44. Block 1. Lot 36.2.

The approximate amount of the current Judgment lien is $135,478.73 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # EF2023-768

Michael J. Shultes, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 10/14/2026 File Number: 23-300726 CA

TOWN OF HAMDEN PUBLIC NOTICE

TOWN OF HAMDEN PLANNING BOARD NOTICE OF SPECIAL MEETING
NOTICE IS HEREBY GIVEN that the Town of Hamden Planning Board will hold a Special Meeting on Tuesday, December 8, 2026, at **7:30 p.m.**, at the Hamden Town Hall, 20 Covert Hollow Road, Hamden, New York 13782.
The purpose of this meeting is to conduct Planning Board business, including review and discussion of matters pertaining to the proposed Fraser Energy Storage Project and its associated environmental review under the New York State Environmental Quality Review Act (SEQRA).
The meeting is open to the public.
Dated: November 22, 2026
By Order of the Town of Hamden Planning Board

Ben VanDusen
Chairman, Town of Hamden Planning Board

DELAWARE COUNTY SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF DELAWARE
INDEX NO. EF2026-370

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Plaintiff,
vs.

JOYCE BERTRAND, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF JOHN A. CALLUCCI, if living, and if she/he be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; DONNA CALLUCCI, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF JOHN A. CALLUCCI; LINDA CALLUCCI, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF JOHN A. CALLUCCI; ROSEMARIE KILLIAN, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF JOHN A. CALLUCCI; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF JOHN A. CALLUCCI, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff;; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; THE PEOPLE OF THE STATE OF NEW YORK,

"JOHN DOE #1" through "JOHN DOE #12," the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

Defendants

Plaintiff designates DELAWARE as the place of trial situs of the real property

SUPPLEMENTAL SUMMONS

Mortgaged Premises:
784 TURNER HILL ROAD, DAVENPORT, NY 13750

Section: 9, **Block: 1**, **Lot:** 50

To the above named Defendants
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.
NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT
THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of $225,000.00 and interest, recorded on October 06, 2009 , in Book 1625 at Page 22, of the Public Records of DELAWARE County, New York. , covering premises known as 784 TURNER HILL ROAD, DAVENPORT, NY 13750.
The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.
DELAWARE County is designated as the place of trial because the real property affected by this action is located in said county.
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 the 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 the mortgage company will not stop the 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.
Dated: October 28th , 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
Matthew Rothstein, Esq.
900 Merchants Concourse, Suite 310
Westbury, NY 11590
516-280-7675

TOWN OF COLCHESTER PUBLIC NOTICE

The Town of Colchester (An Equal Opportunity Employer) is in search of Applications for Full-time Immediate Employment for an HEO-1. Requirements are a valid NYS CDL-B, CDL-A will give you a preference. Applicant should have familiarization of operation of heavy equipment and some basic mechanical knowledge such as oil changes, greasing, and small engine repairs. Individuals applying should be self-motivated to do labor intensive work as needed. Applications are available on line on the website at www.colchesterny.gov or at the Town of Colchester Town Clerk's Office, 72 Tannery Road, Downsville, NY 13755. All applications should be submitted ASAP. Interviews will take place on December 15, 2026.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

HAGER MOUNTAIN REPAIR LLC. Filed 7/13/26. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: 8856 County Hwy 33, Bloomville, NY 13739. Registered Agent: Legalzoom Usca, Inc., 45 Main St, Ste 238, Bklyn, NY 11201. Purpose: General.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF LA CEIBA ARTS CENTER LLC

Articles of Organization of La Ceiba Arts Center LLC were filed with the Secretary of State of New York (SSNY) on July 29, 2026. Office location: Delaware County, New York. Principal business location: 302 Engel Road, Andes, NY 13731-2059. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process served upon the LLC to: 273 East 7th Street, Apt. 1B, New York, NY 10009. Purpose: Any lawful purpose.

SIDNEY CENTER LEGAL NOTICE

Sidney Center Fire District Election
Notice is hereby given that the District will be holding an election for one position of commissioner for a term of five years and one position of treasurer for a term of three years, commencing on January 1, 2027.
The election will take place on Tuesday, December 9, 2026 at the Sidney Center Fire Station, 6762 County Hwy. 35, Sidney Center, NY - between the hours of 6 and 9 PM.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Songbird Rentals, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/20/2026. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Pierro, Connor & Strauss, LLC, 43 British American Blvd., Latham, NY 12110. Purpose: any lawful activities.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Ryan Lowry Pictures LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 09/08/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Ryan Lowry: 326 burke rd Delancey New york 13752. Purpose: Any lawful purpose.

VILLAGE OF DELHI PUBLIC NOTICE

The Village of Delhi wants to remind Village residents of the following:
Snow and Ice Removal
It shall be the duty of the owner and/or occupant of every parcel of real estate abutting a public sidewalk, whether the parcel of real estate is occupied by a structure or not, to keep said sidewalk free from snow and ice for the full width and length of such sidewalk. Removal is required within 24 hours after a snowfall.
Failure to clear sidewalks will result in the Village removing the snow and ice at the expense of the property owner.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. Name: STAYWITHBONGO ENTERPRISE, LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 12/08/2024. Office location: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: James and Ann Bonner, 1025 Taylor Rd, East Meredith, NY 13757. Purpose: any lawful activity.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of SNOWSERV LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 07/09/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Vincent Citarella: 3479 County Highway 26, Hamden New York, 13782, USA. Purpose: Any lawful purpose.

DELAWARE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of TEPLO Sauna Rituals, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 9/15/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Secretary of State of New York: 1492 Roses Brook Road, South Kortright NY 13842. Purpose: Any lawful purpose.

NOTICE

Notice of formation of Trinity Contracting of New York, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/09/2026. Office location: Delaware County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Sean Hesse: 39-04 201st street, Bayside, NY, 11361. Purpose: Any lawful purpose.

TOWN OF KORTRIGHT NOTICE OF MEETING

PLEASE TAKE NOTICE that the Town of Kortright Planning Board will reschedule the November 25, 2026 meeting for December 02, 2026 at 7:00pm in the Town Hall, 51702 State Highway 10, Bloomville, NY.
Kristin A. Craft
Planning Board Secretary

LOCALS Have More Fun

Get out and support *our local* shops, restaurants and events!

Burn Ayr Farm's Holiday Market

NOVEMBER 27 & 28, 2026
10:00 A.M. TO 3:00 P.M.

FOOD, CRAFTS, GIFTS AND HOLIDAY MAGIC AWAITS!

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FOR INQUIRIES, PLEASE CALL 607-746-7287,
VISIT BURNAYRFARM.COM
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WALTON THEATRE

NOVEMBER 28 & 29
STREET FIGHTER
- PG-13 -
FRIDAY - 7 PM
SATURDAY - 7 PM
CLOSED 12/2-12/5 FOR ANNUAL CHRISTMAS SHOW
ADULTS - $8; 12 & UNDER - $7
Gardiner Place 607-865-6688
www.waltontheatre.org

DELAWARE ACADEMY PTA Craft Fair

Come shop for handmade goods made by Delaware Academy students!
Support these young entrepeneurs and buy some gifts for the holidays.

SATURDAY, DEC 5th 10am to 12pm Delaware Academy Middle School Gym

Heart of the Catskills Humane Society

www.heartofthecatskills.org

Holiday for the Heart Tree Celebration

Saturday, December 5th • 11am - 3pm
Delaware County Historical Association
46549 State Highway 10, Delhi

Holiday Music - Bake Sale - Holiday Shopping
Seasonal Warm Refreshments

Preview holiday trees & other holiday items:
Monday, Nov. 30th - Friday, Dec. 4th
11am - 4pm

Raffle to win holiday trees:
Saturday, Dec. 5th at 3pm

For more information visit heartofthecatskills.org

RUMMAGE SALE

Catskill Mountain Christian Center
629 Main St., Margaretville
Nov. 21, 2026
10am-4pm *Rain or Shine*
FOLLOW US ON FACEBOOK

JOIN US FOR A HOMEMADE SOUP BUFFET & DESSERTS

Thursday, Dec. 3rd
5 - 7PM
at **St. Paul's Episcopal Church**
Main Street, Franklin
by Donation



Shop Local

The Margaretville Rotary Club is thankful this Holiday season for the community support that allows us to donate to youth programs, foodbanks, toy drives and other community non-profits organizations.

We are especially grateful to the following businesses that provided gift certificates for our Freshtown Grocery Run.

Please patronize these great community businesses and let them know that you appreciate them too!

B & D Motors
Catskill Recreation Center
Dragonfly Diner
Emerson Gift Shops
Freshtown Supermarket
Hubbell Family Farms
Inn Between
Margaretville Liquor
Ming Moon
Peekamoose Restaurant
Russell's Store
The Happy Giraffe
The Print House

Margaretville Rotary

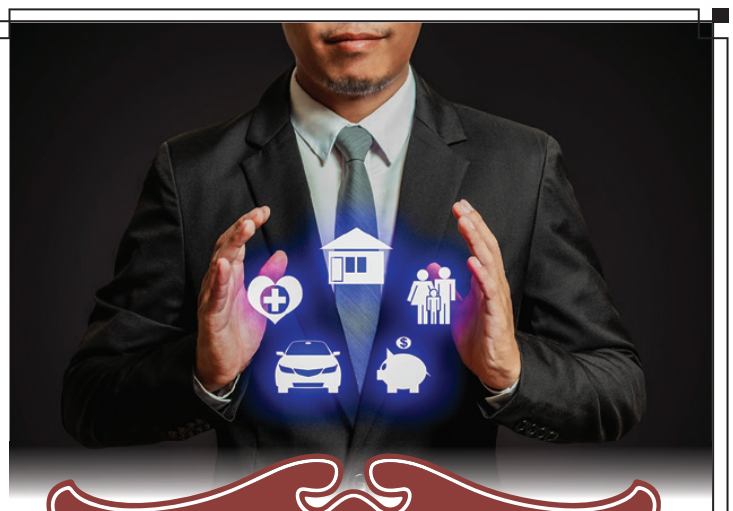
EIGHTYMAIN kitchen & bar

40.65° N, 73.98° W — 41.90° N, 12.49° E
42.27° N, 74.92° W — 34.60° S, 58.38° W

Open for Dinner Thursday thru Monday at 5pm

Catering & Gift cards available

EIGHTYMAIN.COM 80 Main St. Delhi, NY (607) 464-4043



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607-326-4012 • 53530 State Hwy. 30, Roxbury, NY 12474
607-865-4416 • 138 Delaware Street, Walton, NY 13856

ROXBURY event schedule

SATURDAY DEC. 12TH
12:00 PM - 8:00 PM
STAMP YOUR PASSPORT AT THE FOLLOWING LOCATIONS

12:00 PM - 4:00 PM — MINI MARKET AT WATERSHED CAFE
7 vendors and an intimate shopping experience. Featuring Ornaments, Art Greeting Cards, Baked Goods, Handmade Jewelry, EcoCards, Handmade Soaps and Confections

2:00 PM — READING OF "NIGHT TREE" BY EVE BUNTING
Library Director, Mary Jean Scudder delivers this family favorite to Children of all ages at the Roxbury Library

2:00 PM - 4:00 PM — ORNAMENT DECORATING AT ROXBURY ARTS GROUP
Decorated ornaments to be hung on the lit birch branches in the Main Street Planters

2:00 PM - 4:00 PM — CARDS AT CMW & DAUGHTER VINTAGE
Stop and have a snack while you write a holiday greeting to be delivered to our seniors and shut ins.

2:00 PM - 4:00 PM — FREE POP-CORN BALLS AT GOOD GROCER
Complimentary at Good Grocer

2:00 PM - 4:00 PM — HOLIDAY DANCING IN THE STREETS AT CHAPPIES
Celebrate the season with festive beats, cocktails, and dancing under or warming up around th efire pits

4:00 PM - 6:00 PM — PARADE, SANTA VISIT & EMBERS PIZZA TRUCK
A Roxbury Fire Department tradition! Enjoy photos with Santa & Wood Fired Pizza by Catskill Mountain Embers

3:00 PM - 4:00 PM — WINE & CHOCOLATE TASTING
Roxbury Bottle Shop and Jenny's Candies join in the festivities

5:00 PM - 8:00 PM — COMMUNITY COCKTAILS & CONVERSATIONS
Head back over to Watershed Cafe & enjoy closing cocktails/bites. Raffle winner announced!

6:00 PM — SANTA STROLL & TREE LIGHTING
Santa flips the switch and the tree is aglow! Caroling around the tree.

FOR MORE INFORMATION VISIT ROXBURYNY.GOV

Spend the Day in Walton

November 27 & 28

Friday, Nov. 27

Enjoy the Christmas Parade!
Lineup at the bus garage at 5:30 p.m. The parade route: starting at the bus garage, down Delaware St., right at the light on Bridge St., and right again onto Water St. After the parade Santa and Mrs. Claus will be at Vet's Plaza to light the tree with free hot chocolate compliments of the Maywood Snow Riders Club, kettle corn by the Dewing Family.

Saturday, Nov. 28

7am-11am Breakfast with Santa (pics too!)
9am-3pm Walton Grange Vendor Market
9am-4pm Craft Sale, Castle on the Delaware
10am-12pm Make Yourself an Elf photo craft at Ogden Library
10am-4pm Make & Take Craft, beginner crochet lessons on the half hr till 2:30
10am-4pm Decorate Cookies at A Time to Heal
11am-1pm Pictures with Frosty at Walton Historical Society
1:00pm Common Room Grand Opening!
9am-5pm Make a Craft, live music at the Common Room
5pm Caroling on ATVs (meet at Vet's Plaza)
6pm Walton Pond bonfire & hot cocoa
After Dark take a ride to see the Christmas Light contest entries
Sponsored by the Walton, NY Chamber of Commerce

M & FRIENDS ANTIQUES
SALE 20% OFF over $10 Fri. & Sat. Nov. 27 & 28
Happy Holidays!
Open Late for Christmas Parade on Friday, Nov. 27
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11/26, 11/27 & 11/28
Walton
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LITTLE DIPPER ANTIQUES
Antiques
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Specialty
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(CLOSED TUESDAYS)
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5¢/gal. OFF GAS
Saturday, November 28
Spend the Day in Walton
Always 5¢/gal. off gas on Sundays
Crown your holiday feast - order your 'King of the Roasts' now!
Walton BIG M The Hometown Store!
204 Delaware Street, Walton
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WALTON DINER NEW YORK RESTAURANT
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A day in Walton wouldn't be complete without something delicious!
Stop by the Walton Diner for a delicious meal, a steaming cup of coffee, or treat yourself to one of our irresistible desserts.
From cheesecake and assorted cakes to pies, ice cream, sundaes and milkshakes, we've got the perfect way to satisfy your sweet tooth!
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WALTON POND
NOVEMBER 28TH
WALTON POND HOLIDAY PARTY
STARTS AT 6 PM
DJ READY RON
CATSKILLS HOT DOG
HOT CHOCOLATE & BEER FOR SALE
WALTON POND GROCERY OPEN LATE!
48 WEST STREET, WALTON, NY 13856
917-392-3851

Spend the Day in Walton

November 27 & 28

Historic WALTON THEATRE

Gift Certificates MAKE GREAT **STOCKING STUFFERS!**

Movie Times: Fri. & Sat. 7pm; Sun. & Wed. 1pm
Adults: $8; 12 & Under: $7 | *(Matinee $1 less)*

For Weekly Movies & Events, Visit:
www.WALTONTHEATRE.ORG
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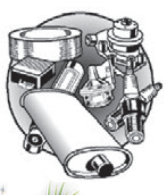

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Friday & Saturday, November 28 & 29

HOSKING SALES LLC
CERTIFIED ORGANIC MARKETING AGENCY

Weekly Sales Every Monday – Misc. items, produce etc. will start approx. 1:30 unless otherwise advertised (if we have a lot of dairy) before the Dairy follow with any sheep, lamb, goat & pigs.
NOTE: CALVES WILL SELL AT 4-4:30 PM, FOLLOWED BY FEEDERS AND ENDING WITH BEEF.

Nov. 23th - Cull Dairy ave. $0.96, Top Cow $1.68, Maiden Heifer $0.90-$1.45, Organic Cull Dairy $0.90-$0.93, Grassfed Organic Cull Dairy $0.78-$1.00, Bulls over 1100# $1.57-$1.89, Dairy Feeders $1.37-$1.85, Feeder Bulls None, Feeder Heifer $1.82-$2.75, Feeder Steer $2.75, Bull Calves top $10.25, top beef calf $14.00, Heifer Calves top $7.50, top beef calf $13.50, Dairy Milking age top $2800, Bred Heifer top $2550, Open Heifer top $1150, Organic Dairy Milking Age top $3800, Organic Open Heifer top $2925

Mon. Dec. 7th - Normal Monday Sale & Monthly Fat Cow & Feeder Sale

Sat. Dec. 12th - 11:30 a.m. Holiday Breeders Showcase Sales at Hosking Sales. Featuring Oakfield Dairy, Currie Holsteins and Eaton Holsteins. Guest consignments from some of the BEST breeders in the Northeast. Holsteins, Jerseys & Ayrshires.

Mon. Dec. 14th - Normal Monday Sale & Monthly Heifer Sale. Brigeen Farms sends 10 bred heifers due December & January. Exceptional set of registered freestall heifers.

Mon. Dec. 21st - Normal Monday Sale & Sheep, Lamb, Goat & Pig Sale

Mon. Dec. 28th - Normal Monday Sales & Organic Sale

Let's keep the cattle in the marketplace to help the competition – sending direct gives you no competition. Beef prices have been strong, time to cull the bottom end, let us help you.
****OUR CAFÉ IS ALWAYS OPEN EVERY SALE DAY!**
WATCH FUTURE ADS ON UPCOMING SALES WE HAVE IN THE WORKS IF YOU HAVE SOMETHING TO SELL IF IT'S ONE OR A WHOLE HERD LET US HELP YOU THROUGH THE PROCESS.
******Trucking Assistance – Call the Sale Barn or check out our trucker list on our website. Call to advertise in any of these sales makes a difference. Watch websitse for any last-minute updates.
Directions: Hosking Sales LLC, 6096 NYS Rt. 8, 30 miles South of Utica & 6 miles North of New Berlin, NY.
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Dan Hosking 607-972-8773 Office 607-847-8800

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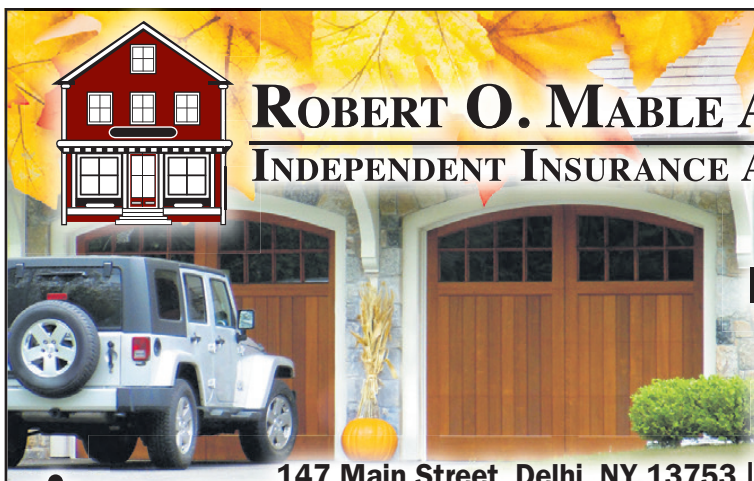

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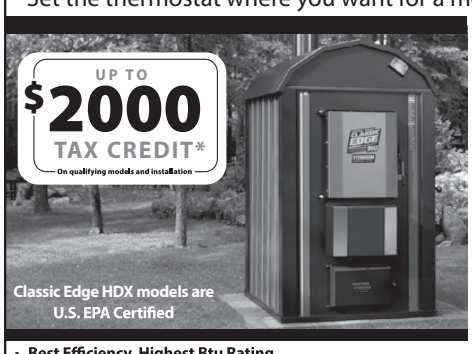

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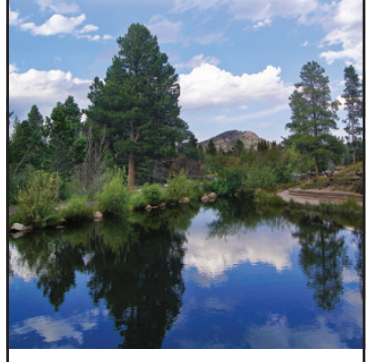

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