

**THE BRONX**

# PENNY PINCHER

BRONXPENNYPINCHER.COM

T: (718) 828-1104 | BXPP@AOL.COM

**Aug 21 - Aug 28, 2025**

**Volume 32**

THROGGS NECK, PELHAM BAY, MORRIS PARK, COUNTRY CLUB, WILLIAMSBRIDGE RD, AND WESTCHESTER SQUARE

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### What is CEMA:

A Consolidation Extension Modification Agreement (CEMA) allows you to pay mortgage tax only on the difference between your new loan amount and the seller's unpaid principal balance. So, say goodbye to paying mortgage tax on your total new loan amount.

### What is required for a CEMA?

- You must be buying a condo or house. Co-ops are personal property and do not apply.
- The seller needs to agree. A Buyer cannot simply take over the Seller's mortgage. Plus the seller may benefit from potential savings as well.
- Exclusive to the state of New York.



### Jessica Coen

Branch Manager

NMLS #68055, Mortgage Loan Officer

o: (888) 456-6647 | m: (347) 712-6576

Jessica.Coen@usmortgage.com

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Hablo Español



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PASTA**  
16 Oz. BAGS  
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VEGETABLE PLUS,  
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FOR



\*PLUS DEPOSIT IN CT:  
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PURE PREMIUM  
ORANGE JUICE**  
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SPRING  
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FOR



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TISSUE**  
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CREAM**  
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Sale items limited 1 per family unless otherwise noted. Items & prices effective in this store only.

**SALE STARTS FRIDAY AUG 22 THRU AUG 28**

# Consumer Cellular®

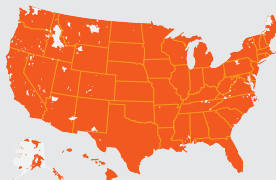
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12 CHOICE CUTS • 4 FILET MIGNONS  
4 RIB EYES • 4 STRIP STEAKS

OUR PRICE

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\$80.00 LESS THAN COSTCO  
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## \$350 each

# SHRIMP KABOB

## \$599 each

# ITALIAN SAUSAGE

## \$499 lb.



# BUY 5 LBS AND SAVE \$

Tripe Honeycomb	\$25
Beef Stew	\$50
Cow Feet	\$20
Pork Cutlets	\$35
Turkey Wings Small	\$30
Oxtail	\$60
Goat Meat	\$25
Ground Chuck	\$30
Ground Sirloin	\$40
Chicken Thighs	\$20
<i>Skinless/Boneless</i>	
Pork Chops	\$25
<i>Boneless/Bone In</i>	

# BUY 3 LBS AND SAVE \$

Chicken Legs	\$8
Chicken Wings	\$15
Turkey Wings Small	\$21
Spare Ribs	\$12
Pork Chops	\$15
Beef Stew	\$30
Chop Meat	\$15
Pepper Steak	\$36



# BARBECUE FEAST

3 lbs Chicken Breasts  
3 lbs Spare Ribs  
3 lbs Chuck Chop  
2 lbs Franks  
2 lbs Sausage  
3 lbs Chicken Legs

## \$7999

ALL THIS FOR



# COLD CUT FEAST

1 lb Hormel Ham  
1 lb Oven Roast Turkey  
1 lb Genoa Salami  
1 lb American or Swiss

## \$2499

ALL THIS FOR



# STOCK UP AND SAVE

## CADILLAC PLAN

2 lbs Chuck Filet  
2 lbs Prime London Broil  
2 lbs Chicken Cutlets  
2 lbs Beef Stew  
2 lbs Shell Steak  
2 lbs Club Steak  
2 lbs Chicken Legs  
2 lbs Chicken Breasts  
2 lbs Chuck Chop  
2 lbs Sausage  
2 lbs CC Pork Chops

## \$19999

ALL THIS FOR



# MARINATED FULL OR HALF TRAYS

Chicken Pieces	Beef Kabobs
Chicken Legs	Filet Mignon Kabobs
Chicken Thighs Boneless	Beef Spare Ribs
Chicken Drum Sticks	Pork Spare Ribs
Chicken Party Wings	Pork Chops
Chicken Breast Boneless	Pork Kabobs
Chicken Cutlets	
Chicken Wings Whole	
Chicken Thighs	
Chicken Kabobs	
Skirt Steaks	
Big G Steak	



# SABRETT

30 All Beef Franks  
24 Hot Dog Rolls  
1 lb Sabrett Onions  
12 oz. Mustard  
2 lb Saurkraut

## \$4999

ALL THIS FOR



# STOCK UP AND SAVE WITH MEAT PLANS

## FAMILY PACK

1 lb Chicken Cutlets  
3 lbs Spare Ribs  
2 pkgs Sabrett Franks  
3 lbs Chicken Legs  
2 lbs Italian Sausage

## \$5999

ALL THIS FOR

## ALL MARINATED

3 lbs Spare Ribs  
5 Pork Kabobs 3  
5 Chicken Kebobs  
3 lbs Boneless Thighs  
3 lbs Sirloin Beef  
3 lbs Jumbo Party Wings

## \$11999

ALL THIS FOR



WE ARE NOT RESPONSIBLE FOR TYPOGRAPHICAL ERRORS

5





**EXIT REALTY DKC | 718-676-1371**  
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**WELCOME TO THE TEAM!**

*Isabella Lazzara*  
LICENSED REAL ESTATE SALESPERSON  
AT EXIT REALTY DKC  
TEXT LISTWITINDKCHOMES TO 85377 FOR MORE INFO

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**PRICED AT \$428,000**

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Text Danielle to 85377

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BRONX, NEW YORK 10465**  
**\$799,900**

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BRONX, NY 10465**  
**\$799,000**

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NEW YORK, NY 10019**  
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Text Jarel to 85377

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HARRISBURG, PA 17104**  
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**LARRY BRYAN**  
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**NEW LISTING**

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### EDGEWATER PARK, CO-OP

**THIS COOP UNIT IS A MUST SEE - LOCATED RIGHT NEAR PARKING & CONVENIENT TO EXPRESS BUS TO NYC. LAYOUT FEATURES: CORNER UNIT WITH FRONT AND SIDE YARD - GREAT FOR ENTERTAINING & JUST PLAIN RELAXING. ENTRANCE FOYER, LIVING ROOM, EIK FITS 2 CHAIRS FOR DINING PLUS BUILT-IN'S, DINING AREA, 2 BEDROOMS AND BATHROOM. 2ND FLOOR: PRIMARY BEDROOM WITH ROOM FOR 2ND BATHROOM.... \$439,000 W/SHARES INCLUDED.**



### EDGEWATER PARK, CO-OP

**THIS IS A VERY SPACIOUS COOP UNIT NESTLED IN THE EDGEWATER PARK COMMUNITY, LAYOUT FEATURES: FRONT YARD ENJOY YOUR MORNING COFFEE OR RELAX IN THE EVENING WITH A GLASS OF WINE AND DINNER WITH YOUR BBQ. ENTRANCE FOYER WITH CLOSET & BAY WINDOW, KITCHEN HAS PLENTY OF CABINETS AND DECORATIVE WINDOW FOR PLANTS, DINING AREA, LARGE LIVING ROOM, 1/2 BATH PLUS LAUNDRY ROOM AND UTILITY ROOM. 2ND FLOOR - PRIMARY BEDROOM WITH TWO**

**CLOSETS, 2 ADDITIONAL BEDROOMS & CLOSETS- BATHROOM W/JACUZZI W/SKYLIGHT, LINEN CLOSET - ATTIC FOR ADDITIONAL STORAGE. BACKYARD HAS ACCESS TO CRAWL SPACE - 2- ZONE HEATING - AND ON DEMAND SYSTEM, BASEBOARD AND RADIATORS & NEW SEWER LINE. ENJOY THE MANY AMENITIES THIS COMMUNITY OFFERS...\$447,000 W/ SHARES INCLUDED**



### EDGEWATER PARK, CO-OP

**THIS RANCH STYLE COOP - IS GREAT FOR FIRST TIME BUYER OR IF YOU WANT TO DOWNSIZE - YOU CAN ALSO BUILD A 2ND FLOOR AND EXPAND - UNIT NEEDS SOME TLC AND YOU CAN ADD YOUR PERSONAL TOUCHES. LAYOUT FEATURES: FRONT YARD, ENTRANCE FOYER, LIVING ROOM, DINING AREA, KITCHEN, PRIMARY BEDROOM AND 2ND BEDROOM, BATHROOM & BACKYARD FOR ENTERTAINING AND BARBECUING - PLUS BASEMENT FOR STORAGE, SUMP PUMP - LAUNDRY AREA & HEATING SYSTEM. ENJOY**

**THE MANY AMENITIES THE COMMUNITY OFFERS...\$295,000 W/ SHARES INCLUDED**



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Local Yard Sale, Something for collectors, Antique hunters, Vintage searchers. Saturday August 23. @1720 Parkview Ave Bronx Ny 10461 Fom 9Am to 5pm

**MOST CASH PAID FOR ANTIQUES, COLLECTIBLES, ARTWORK, COMICS, SPORTS CARDS, JEWELRY, GOLD, SILVER, WATCHES, COINS, CAMERAS, RECORDS, ETC. PLEASE CALL AARON 917-923-6580**



Thank you to all who joined us for our July 26th event. Your support is greatly appreciated! Brady Court Community Center is excited to host a Flea Market on Saturday, August 23rd from 10:00 AM to 4:00 PM. Come join us. It is an opportunity to learn more about our Center, to celebrate Community and support local chefs, bakers, artists and entrepreneurs. We will have delicious food, beverages and baked goods. There will be jewelry, toys, dolls, art work, candles, memorabilia, global items, plants, household goods, handcrafted & vintage items, collectibles, gift items and much more. It will be a great opportunity to support local small businesses, do some affordable shopping, have fun and find bargains and treasures! We look forward to welcoming you, sharing information and building community. Stop by, you'll be glad you did! We are located at 768 Brady Avenue, Bronx, NY 10462 (corner of Holland Avenue and Antin Place). For more information contact [bradycoopboard@gmail.com](mailto:bradycoopboard@gmail.com) or 917 819 5698.

If You're Looking to Sell Your Home



Advertise in  
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“Selling my home with Liz Buys Houses was a **game-changer!** Their expertise and support throughout the process were **unparalleled.** I couldn't have asked for a smoother sell. KUDOS to this **amazing** team!”

-Michael Beck

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### **TJ'S LIZZIE'S**

3009 HARDING AVE

### **RUANE'S DELI**

2 CENTER EDGEWATER PARK

### **FRANK'S PIZZA**

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### **S & W SUPERMARKET**

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### **TN DISCOUNT STORE**

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### **GROUND'S DONUT HOUSE**

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### **NEW SUNLIGHT LAUNDROMAT**

4012 E. TREMONT AVE

### **ELEGANCE NAIL & SPA**

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### **FINEST DELI**

460 QUINCY AVE

### **EMILIO'S PIZZA**

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### **CRAFT BEER & DELI**

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### **J & D FOOD MARKET**

3840 E TREMONT AVE

### **RICHIE'S MEAT & DELI MARKET**

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### **VIP STYLE BARBER SHOP**

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### **WILLEN PHARMACY, INC.**

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### **PETE'S DONUT SHOP**

3725A E. TREMONT AVE

### **TN DELI & GRILL**

3742 E. TREMONT AVE

### **PHILLIPS GOURMET DELI**

3659 E. TREMONT AVE

### **MR. PHARMACIST**

3552 E. TREMONT AVE

### **ET LAUNDRY**

3587 E. TREMONT AVE

### **HEALTHY FRESH**

3569 E. TREMONT AVE

### **CESTRA'S PIZZA**

3631 E. TREMONT AVE

### **SUPER LAUNDROMAT**

3587 E. TREMONT AVE

### **GREEN APPLE DELI**

3569 E. TREMONT AVE

### **COUSINS PIZZERIA**

3579 E. TREMONT AVE

### **MIRADOR RESTAURANT**

3439 E. TREMONT AVE

### **CROSSTOWN DINER**

2880 BRUCKNER BLVD

### **TATTOO SEEN**

3177 E. TREMONT AVE

### **CHOP SHOP BARBERS**

3106 E. TREMONT AVE

### **TREMONT DINER**

3007 E. TREMONT AVE

### **MIDDLETOWN DELI**

2959 MIDDLETOWN RD

### **BARINO'S MARKET**

3244 AMPERE AVE

### **PJ BRADY'S**

3201 PHILIP AVE

### **LORETTA'S PIZZA**

3276 LAYTON AVE

### **LIZZIE'S SUPERMARKET**

3201 LAYTON AVE

### **LETTUCE EAT INC.**

1633 CROSBY AVE

### **FRANK'S PIZZA**

2823 MIDDLETOWN RD

### **PELHAM DELITE**

1650 CROSBY AVE

### **SUNDAY'S OFF**

1508 CROSBY AVE

### **TOTAL CARE PHARM.**

1721 CROSBY AVE

### **VITO'S GOURMET DELI**

1715 CROSBY AVE

### **CROSBY PIZZA STOP**

1731 CROSBY AVE

### **PRUZZO'S**

2937 WESTCHESTER AVE

### **PILGRIM PHARMACY**

2941 WESTCHESTER AVE

### **PELHAM BAY DISCOUNT**

3113B WESTCHESTER AVE



# THE PENNY PINCHER BUSINESSES:



## **MORRIS PARK, WILLIAMSBRIDGE RD & WESTCHESTER SQ:**

**THE HEALTHY KITCHEN**  
1135C MORRIS PARK AVE

**BURGER TIME**  
1080 MORRIS PARK AVE

**LA CASA DEL CAFFÈ**  
1036 MORRIS PARK AVE

**BIG DEAL FOODTOWN**  
1018 MORRIS PARK AVE

**LUCIANO'S PIZZA**  
1005 MORRIS PARK AVE

**SMOOTHIE STATION**  
937 MORRIS PARK AVE

**MORRIS PARK CUTS**  
937 MORRIS PARK AVE

**CONTI'S PASTRY**  
786 MORRIS PARK AVE

**TRIPLE CHOCOLATE**  
712 MORRIS PARK AVE

**BESA MEAT MARKET**  
2133 WILLIAMSBRIDGE RD

**RJ PHARMACY**  
2111 WILLIAMSBRIDGE RD

**VPHO AND PIZZERIA**  
2004 WILLIAMSBRIDGE RD

**RELION PHARMACY**  
1607 WILLIAMSBRIDGE RD

**S&J DELI**  
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# OAT AND BLUEBERRY MUFFINS



## INGREDIENTS

- 1 cup unbleached flour
- 1 cup instant whole-grain hot cereal
- 2 teaspoons baking powder
- 1 teaspoon ground cinnamon
- $\frac{3}{4}$  cup sugar
- $\frac{1}{2}$  cup applesauce
- $\frac{1}{2}$  cup non-fat vanilla-flavored Greek-style yogurt
- 1 egg
- 1 teaspoon vanilla extract
- 2 cups fresh blueberries

## DIRECTIONS

Preheat oven to 400 degrees F (200 degrees C). Spray 12 muffin cups with cooking spray or use paper liners.

Mix flour, oats, baking powder, and cinnamon together in a bowl. Stir sugar, applesauce, yogurt, egg, and vanilla extract together in a separate bowl. Stir flour mixture into applesauce mixture until just combined. Fold blueberries into batter. Fill prepared muffin cups  $\frac{2}{3}$  full with batter.

Bake in the preheated oven until a toothpick inserted in the center of a muffin comes out clean, about 15 minutes.



# "Neighborhood Updates"





**Matthew Cruz**  
District Manager  
Bronx Community Board #10  
3165 East Tremont Avenue  
Bronx, NY 10461  
(718) 892-1161  
[Bx10@cb.nyc.gov](mailto:Bx10@cb.nyc.gov)

**BRONX COMMUNITY BOARD 10**  
**SCHEDULING**

While no one wants summer to end, we are prepared for the start of our meeting season in September. Our September, October and November calendars are already available on our website. Our meetings are in person and, unless otherwise stated, are held at our district office at 3165 East Tremont Avenue. All meetings start at 7 p.m. sharp. Please visit our website at <https://www.nyc.gov/site/bronxcb10/index.page>.

**COMMUNITY PRIORITIES**

Each year the City of New York requires each Community Board to submit a list of capital and expense requests in its respective district for review. For example, Bronx Community Board #10 can suggest to the city to renovate an existing park, create a new park, or increase funding to the City Department of Transportation for road repair. If there is a particular city program that is successful and you would like its funding increased, let us know. Please be advised that this process is now open, and you should submit your requests as soon as possible. You must be a resident of Community District 10 to suggest an item for our District Needs Statement. Requests are prioritized. You are to email us at [bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov).

**BRONX SPECIAL WASTE DROP-OFF**

We received inquiries about an e-waste event. Those events do not occur until October. However, the City of New York Department of Sanitation administers a "Special Waste Drop-Off" every Saturday and every fourth Friday of the month at Hunts Point Avenue and Farragut Street from 10 A.M. to 5 P.M. It is open only to residents and not to commercial entities. At this location, you may dispose of batteries, motor oil, light bulbs, latex paint, car tires and electronics.

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# COMMUNITY NEWS

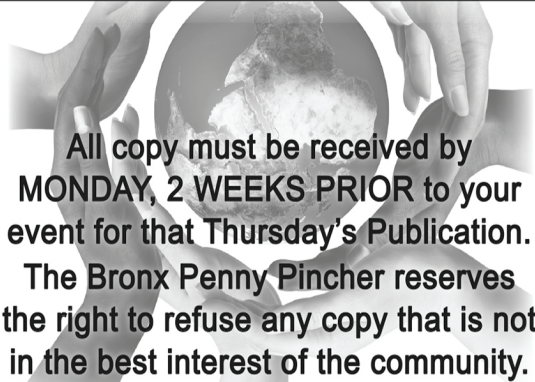
F.Y.I. ABOUT OUR NEIGHBORHOOD!

Do you have a Special Event that is of interest to the neighborhood?  
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Send Your Community Events to:  
Community News Editor

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