

ON BEHALF OF NY STATE



PARAMOUNT REALTY USA

# AUCTION

## 20 NEW YORK PROPERTIES

STATEN ISLAND • BROOKLYN • NASSAU • SUFFOLK

**WEDNESDAY, DEC 6**  
**HILTON NY JFK AIRPORT**



**Homes Damaged by Superstorm Sandy and Other Storms**



Waterfront/View • Single Family Homes • Tear Downs



**PRE-STORM VALUES AS HIGH AS \$800,000**  
**MINIMUM BIDS AS LOW AS \$52,000!**

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### DISCLAIMER

All information provided by Paramount Realty USA LLC ("Auctioneer"), the Housing Trust Fund Corporation of New York State, and/or the Governor's Office of Storm Recovery (collectively, "Seller" and, together with Auctioneer and their respective affiliates, agents, licensee, principals, parents, subsidiaries, successors and assigns, "Seller Group"), is intended solely to provide interested parties with preliminary information only, is not a solicitation of offers and does not constitute an offer to sell. Seller Group disclaims any and all liability for any matter in connection herewith, including, without limitation, any inaccuracy, error or omission contained herein or in any material pertaining to any property, all of which is subject to the examination and validation of any party reviewing and/or relying on it. No investigation or review has been made as to the accuracy of any information provided by Seller Group; though it is believed to be correct, it is not guaranteed. Some information furnished is from outside sources deemed to be reliable, but is not certified as accurate. The delivery of any information shall not create any agency relationship between recipient and Auctioneer or its agents or licensees. All information provided or made available by Seller Group is subject to corrections, errors and omissions and, should any errors or omissions be found, the same shall not annul the sale nor entitle any purchaser to be relieved of any obligation or adjustment of price. All offers must be based upon each bidder's own investigation only. No oral representation may be relied upon. All properties, and any construction pertaining thereto, must comply with all local, state and other pertinent building codes, including elevation requirements. None of the properties is guaranteed to be buildable or conforming. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time. All persons are specifically advised to refrain from relying on the information provided by Seller Group as a basis for evaluating, valuing or making a bid on any property. All sizes, square footage, projections and dimensions are approximate and only based on available information; actual sizes and square footage may vary. Bidders are encouraged to conduct thorough inspections of all property and to review any information that may be accessible through public record or otherwise pertaining to any property they contemplate purchasing. Each bidder, along with its legal counsel and other professionals, should review, prior to auction, all due diligence information, which is provided for informational purposes only and which may be superseded by the purchase and sale agreement and announcements made from the podium at the auction.



**PARAMOUNT** REALTY  
USA



Welcome,

On behalf of Paramount Realty USA, we invite you to participate in a unique investment opportunity to purchase at auction any one or more of these residential properties located throughout New York City and Long Island.

We are pleased to continue working with the Governor's Office of Storm Recovery, which Governor Cuomo established in 2013 to address disaster recovery and rebuilding efforts in areas impacted by storms such as Superstorm Sandy, Hurricane Irene and Tropical Storm Lee. The sale of these properties represents one important step in their rebuilding in a manner that is more resilient to future storms and other instances of extreme weather and we are excited to be playing a role.

For your convenience and informational purposes only, this brochure provides a summary of the properties that will be auctioned on Wednesday, December 6 at the Hilton New York JFK Airport. For substantive information, please visit [prusa.com](http://prusa.com) to purchase the Due Diligence Information, which includes title reports, appraisals, surveys, the Terms of Sale, the Purchase and Sale Agreement, property photographs and much more.

We encourage your participation and look forward to working with you and our partners to help rebuild our communities better and stronger than ever before. Thank you and good luck!

Misha Haghani, Esq., Principal  
Paramount Realty USA

#### ABOUT PARAMOUNT REALTY USA

Based in New York, Paramount Realty USA is a boutique real estate company that exclusively represents owners in the marketing and sale of real estate via auction and sealed bid strategies, generating market value on an accelerated basis. Our company leads auction programs for a broad range of residential and commercial properties, including luxury single-family homes, condominiums, retail and mixed-use property, development sites, and hospitality and income-producing property. Our programs provide clients with the competitive advantages they seek in both robust and challenging markets, connecting serious buyers with serious sellers on an accelerated basis. For more information visit [prusa.com](http://prusa.com).

## STEPS TO PARTICIPATE



### STEP 1 – REVIEW BROCHURE

This brochure provides basic information about all of the properties scheduled to be offered at auction.



### STEP 2 – PURCHASE DUE DILIGENCE INFORMATION

For additional information, purchase Due Diligence Information at prusa.com, which is required in order to participate at auction. Due Diligence Information includes appraisals, surveys, photographs, title reports, a copy of the actual Purchase and Sale Agreement, the Terms of Sale and other significant property and auction information.



### STEP 3 – ATTEND OPEN HOUSES

The Open House schedule is available in this Brochure, in the Due Diligence Information, and at prusa.com.



### STEP 4 – REGISTER FOR AUCTION

Register for the auction in advance by submitting a completed Bidder's Affidavit, included in the Due Diligence Information, by email to info@prusa.com or by fax to (516) 558-1148.



### STEP 5 – ATTEND AUCTION

The auction will take place on the date and at the location listed below. For registration time, please visit prusa.com. For each property you wish to purchase, you must bring to the auction a \$25,000 certified or cashier's check, made payable to "Jaspan Schlesinger LLP as Escrow Agent". Winning bidders will immediately tender the required check to the auctioneer and sign the Purchase and Sale Agreement.

Auction Wednesday, Dec 6

#### **Hilton New York JFK Airport**

Tribeca Meeting Room  
144-02 135th Avenue  
Jamaica, New York 11436

Registration begins at 9am  
Auction begins at 10am



# OPEN HOUSE SCHEDULE

As these properties are substantially damaged, conditions will vary and we recommend that you dress appropriately and bring a flashlight

Key: Properties highlighted in yellow represent new additions to the Open House Schedule				
Day 1 Tuesday, November 14		Day 2 Wednesday, November 15		
8:00 am - 9:00 am	352 Seaver Avenue Staten Island 64 Mapleton Avenue Staten Island	7 Riverdale Avenue	Massapequa	
9:30 am - 10:30 am	164 Roma Avenue Staten Island 57 Neutral Avenue Staten Island	32 Gibbs Road	Amity Harbor	
		331 Linton Avenue	Lindenhurst	
11:00 am - 12:00 pm		762 South Pecan Street	Lindenhurst	
		799 South Pecan Street	Lindenhurst	
12:30 pm - 1:30 pm	1 Louis Place Oceanside	107 Sequams Lane West	West Islip	
		101 Sequams Lane West	West Islip	
2:00 pm - 3:00 pm	17 Lester Avenue Freeport 34 Howard Avenue Freeport	851 West Bay Drive	West Islip	
3:30 pm - 4:30 pm	2871 Shore Drive Merrick 2364 Narraganset Avenue Seaford	32 Keen Court	Brooklyn	

Properties Excluded From Open House Schedule*	
Street Address	City
129 Grimsby Street	Staten Island
194 Wiman Avenue	Staten Island
1 East Martin Street	East Rockaway
951 South 5th Street	Lindenhurst

\*The properties listed are excluded from Open House schedule because they consist of land only or have been deemed unsafe or contain potentially hazardous conditions.

# PROPERTY LIST

Lot #	Address	Gty	County	Neighborhood	Type	Waterfront / Waterview	Pre-Stom Value	Minimum Bid	Discount	Page #
10	194 Wiman Avenue**	Staten Island	Richmond	Great Kills / Eltingville	SFH	No	\$260,000	\$55,409	79%	7
11	164 Roma Avenue	Staten Island	Richmond	New Dorp Beach	SFH	No	\$310,000	\$87,309	72%	7
12	352 Seaver Avenue	Staten Island	Richmond	Midland Beach	SFH	No	\$345,000	\$62,333	82%	8
13	129 Grimsby Street	Staten Island	Richmond	Midland Beach	Land	No	\$225,000	\$68,250	70%	8
14	64 Mapleton Avenue*	Staten Island	Richmond	Midland Beach	SFH	No	\$285,000	\$45,500	84%	8A
15	57 Neutral Avenue*	Staten Island	Richmond	New Dorp Beach	SFH	No	\$305,000	\$110,720	64%	8A
20	32 Keen Court*	Brooklyn	Kings	Gerritsen Beach	SFH	No	\$320,000	\$34,520	89%	8B
26	1 East Martin Street	East Rockaway	Nassau	N/A	SFH	No	\$460,000	\$101,725	78%	9
27	17 Lester Avenue	Freeport	Nassau	N/A	SFH	Waterfront	\$475,000	\$166,725	65%	9
28	34 Howard Avenue	Freeport	Nassau	N/A	SFH	No	\$380,000	\$89,050	77%	10
29	2871 Shore Drive	Merrick	Nassau	N/A	SFH	Waterfront	\$800,000	\$296,400	63%	11
30	1 Louis Place	Oceanside	Nassau	N/A	SFH	Waterfront	\$650,000	\$228,150	65%	11
31	7 Riverdale Avenue	Massapequa	Nassau	N/A	SFH	No	\$575,000	\$127,075	78%	12
32	2364 Narragansett Avenue	Seaford	Nassau	N/A	SFH	Waterfront	\$440,000	\$163,150	63%	13
51	32 Gibbs Road	Amity Harbor	Suffolk	N/A	SFH	Waterfront	\$525,000	\$184,275	65%	13
52	951 South 5th Street	Lindenhurst	Suffolk	N/A	Land	Waterfront	\$400,000	\$132,600	67%	14
53	331 Linton Avenue	Lindenhurst	Suffolk	N/A	SFH	No	\$340,000	\$88,400	74%	15
54	762 South Pecan Street	Lindenhurst	Suffolk	N/A	SFH	Waterfront	\$390,000	\$129,350	67%	15
55	799 South Pecan Street	Lindenhurst	Suffolk	N/A	SFH	Waterview	\$235,000	\$52,000	78%	16
56	851 West Bay Drive	West Islip	Suffolk	N/A	SFH	Waterfront	\$600,000	\$194,350	68%	16
57	101 Sequams Lane West	West Islip	Suffolk	N/A	SFH	Waterfront	\$575,000	\$191,100	67%	17
58	107 Sequams Lane West	West Islip	Suffolk	N/A	SFH	Waterfront	\$750,000	\$277,875	63%	17

Properties with an \* represent new additions to the auction schedule.

\*\*Important - See Notice in Due Diligence Information

Lot # 10 194 Wiman Avenue, Staten Island, NY 10308\*

PRE-STORM VALUE **\$260,000**  
MINIMUM BID **\$55,409**



County	Richmond
Zoning	R3-1
Block, Lot	5306-48
Lot Size	3,375 sq ft
Dimensions	25x134
Type	Single Family Home
Year Built (circa)	1930
Living Area	720 sq ft
Style	Ranch
Bedrooms	2
Bathrooms	1
Deck/Patio	Deck
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

**\*Important — See Notice in Due Diligence Information**

**See Open House Schedule, Page 5**

\$25,000 certified or cashier's check made payable to "Jaspan Schlesinger LLP as Escrow Agent" required to bid.

Lot # 11 164 Roma Avenue, Staten Island, NY 10306

PRE-STORM VALUE **\$310,000**  
MINIMUM BID **\$87,309**



County	Richmond
Zoning	R3x
Block, Lot	4088-25
Lot Size	2,214 sq ft
Dimensions	27x82
Type	Single Family Home
Year Built (circa)	1945
Living Area	1,320 sq ft
Style	Cape
Bedrooms	3
Bathrooms	1
Deck/Patio	None
Garage	None
Fireplace	None
Basement	Full
Additional Improvements	None

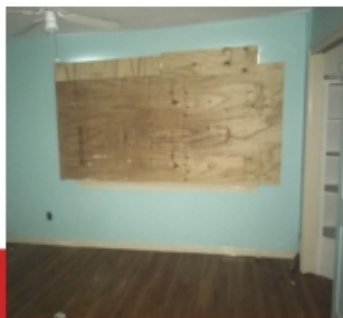
**See Open House Schedule, Page 5**

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Lot # 12 352 Seaver Avenue, Staten Island, NY 10305

PRE-STORM VALUE **\$345,000**  
MINIMUM BID **\$62,333**



County	Richmond
Zoning	R3-1
Block, Lot	3661-14
Lot Size	2,300 sq ft
Dimensions	23x100
Type	Single Family Home
Year Built	1965
Living Area	1,224 sq ft
Style	Semi-Detached Colonial
Bedrooms	3
Bathrooms	1.5
Deck/Patio	Porch
Garage	None
Fireplace	None
Basement	Full
Additional Improvements	None

See Open House Schedule, Page 5

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Lot # 13 129 Grimsby Street, Staten Island, NY 10306

PRE-STORM VALUE **\$225,000**  
MINIMUM BID **\$68,250**



County	Richmond
Zoning	R3-1
Block, Lot	03795-0046
Lot Size	1,900 sq ft
Dimensions	20x95
Type	Land
Year Built (circa)	N/A
Living Area	N/A
Style	N/A
Bedrooms	N/A
Bathrooms	N/A
Deck/Patio	N/A
Garage	N/A
Fireplace	N/A
Basement	N/A
Additional Improvements	N/A

See Open House Schedule, Page 5

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Lot # 14 64 Mapleton Avenue, Staten Island, NY 10306

PRE-STORM VALUE **\$285,000**  
MINIMUM BID **\$45,500**



County	Richmond
Zoning	R3-1
Block, Lot	3809-26
Lot Size	2,000 sq ft
Dimensions	20x100
Type	Single Family Home
Year Built	1935
Living Area	1,524 sq ft
Style	Colonial
Bedrooms	4
Bathrooms	2
Deck/Patio	None
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

See Open House Schedule, Page 5

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Lot # 15 57 Neutral Avenue, Staten Island, NY 10306

PRE-STORM VALUE **\$305,000**  
MINIMUM BID **\$110,720**



County	Richmond
Zoning	R3X
Block, Lot	4092-9
Lot Size	2,400 sq ft
Dimensions	40x60
Type	Single Family Home
Year Built (circa)	1940
Living Area	1,246
Style	Colonial
Bedrooms	3
Bathrooms	1.5
Deck/Patio	Deck
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

See Open House Schedule, Page 5

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Lot # 20 32 Keen Court, Brooklyn, NY 11229

PRE-STORM VALUE **\$320,000**  
MINIMUM BID **\$34,520**



County	Kings
Zoning	R4
Block, Lot	8866-1276
Lot Size	1,800 sq ft
Dimensions	40x45
Type	Single Family Home
Year Built	1920
Living Area	897 sq ft
Style	Ranch
Bedrooms	3
Bathrooms	1
Deck/Patio	None
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

**See Open House Schedule, Page 5**

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**Continued on Next Page**



Lot # 26 1 East Martin Street, East Rockaway, NY 11518

PRE-STORM VALUE **\$460,000**  
MINIMUM BID **\$101,725**



County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	42-028-24
Lot Size	4,000 sq ft
Waterfront	None
Water Frontage	None
Water View	None
Type	Single Family Home
Year Built (circa)	1923
Living Area	1,488 sq ft
Style	Colonial
Bedrooms	4
Bathrooms	2
Deck/Patio	Deck/Patio
Garage	2
Fireplace	None
Basement	Crawl
Additional Improvements	None
Schools	East Rockaway

**See Open House Schedule, Page 5**

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Lot # 27 17 Lester Avenue, Freeport, NY 11520

PRE-STORM VALUE **\$475,000**  
MINIMUM BID **\$166,725**



County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	54-336-13
Lot Size	6,400 sq ft
Waterfront	Canal
Water Frontage	80 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1935
Living Area	2,124 sq ft
Style	Colonial
Bedrooms	3
Bathrooms	2
Deck/Patio	Deck
Garage	1 Car
Fireplace	1
Basement	Slab
Additional Improvements	Bulkhead-Dock
Schools	Freeport

**See Open House Schedule, Page 5**

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Lot # 28 34 Howard Avenue, Freeport, NY 11520

PRE-STORM VALUE **\$380,000**  
MINIMUM BID **\$89,050**



County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	62-106-389
Lot Size	5,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built	1955
Living Area	1,529 sq ft
Style	Split
Bedrooms	3
Bathrooms	2
Deck/Patio	Patio
Garage	1 Car
Fireplace	No
Basement	Crawl
Additional Improvements	None
Schools	Freeport

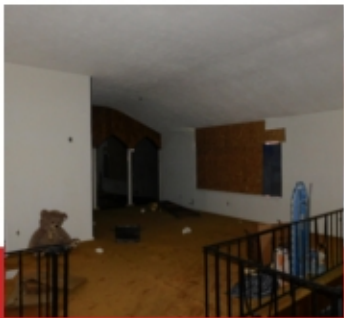
**See Open House Schedule, Page 5**

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**Continued on Next Page**

Lot # 29 2871 Shore Drive, Merrick, NY 11566

PRE-STORM VALUE **\$800,000**  
MINIMUM BID **\$296,400**



County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	62-197-22
Lot Size	7,700 sq ft
Waterfront	Canal
Water Frontage	70 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built	1959
Living Area	1,559 sq ft
Style	Ranch
Bedrooms	3
Bathrooms	3
Deck/Patio	Patio
Garage	2 Car
Fireplace	None
Basement	Full-Finished
Additional Improvements	Bulkhead
Schools	Merrick

**See Open House Schedule, Page 5**

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Lot # 30 1 Louis Place, Oceanside, NY 11572

PRE-STORM VALUE **\$650,000**  
MINIMUM BID **\$228,150**



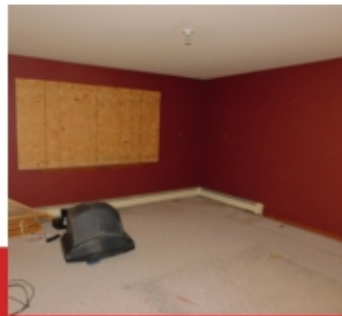
County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	54-437-0128
Lot Size	19,000 sq ft
Waterfront	Creek
Water Frontage	186 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1949
Living Area	1,550 sq ft
Style	Cape
Bedrooms	2
Bathrooms	1
Deck/Patio	Deck/Patio
Garage	2 Car
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead-Dock-Lift-12 Boat Slips
Schools	Oceanside

**See Open House Schedule, Page 5**

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Lot # 31 7 Riverdale Avenue, Massapequa, NY 11758

PRE-STORM VALUE **\$575,000**  
MINIMUM BID **\$127,075**



County	Nassau
Township	Oyster Bay
Zoning	Residential
Section, Block, Lot	66-130-109
Lot Size	11,600 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built	1985
Living Area	2,626 sq ft
Style	Hi Ranch
Bedrooms	6
Bathrooms	2
Deck/Patio	Deck
Garage	No
Fireplace	No
Basement	Crawl
Additional Improvements	None
Schools	Amityville

**See Open House Schedule, Page 5**

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**Continued on Next Page**



Lot # 32 2364 Narraganset Avenue, Seaford, NY 11783

PRE-STORM VALUE **\$440,000**  
MINIMUM BID **\$163,150**



County	Nassau
Township	Hempstead
Zoning	Residential
Section, Block, Lot	65-75-42
Lot Size	7,139 sq ft
Waterfront	Canal
Water Frontage	60 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1949
Living Area	1,227 sq ft
Style	Cape
Bedrooms	3
Bathrooms	2.5
Deck/Patio	Patio
Garage	1 Car
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead
Schools	Seaford

**See Open House Schedule, Page 5**

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Lot # 51 32 Gibbs Road, Amity Harbor, NY 11701

PRE-STORM VALUE **\$525,000**  
MINIMUM BID **\$184,275**



County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	100-182-1-106
Lot Size	8,000 sq ft
Waterfront	Canal
Water Frontage	180 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1960
Living Area	2,590 sq ft
Style	Hi Ranch
Bedrooms	6
Bathrooms	4
Deck/Patio	Deck
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	Bulkhead-Dock
Schools	Copague

**See Open House Schedule, Page 5**

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Lot # 52 951 South 5th Street, Lindenhurst, NY 11757

PRE-STORM VALUE **\$400,000**  
MINIMUM BID **\$132,600**



County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	103-23-2-24
Lot Size	3,200 sq ft
Waterfront	Canal
Water Frontage	40 Linear Feet
Water View	Yes
Type	Land
Year Built	N/A
Living Area	N/A
Style	N/A
Bedrooms	N/A
Bathrooms	N/A
Deck/Patio	N/A
Garage	N/A
Fireplace	N/A
Basement	N/A
Additional Improvements	See Appraisals
Schools	Lindenhurst

**See Open House Schedule, Page 5**

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**Continued on Next Page**

Lot # 53 331 Linton Avenue, Lindenhurst, NY 11757

PRE-STORM VALUE **\$340,000**  
MINIMUM BID **\$88,400**



County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	100-227-2-23
Lot Size	8,000 sq ft
Waterfront	None
Water Frontage	None
Water View	None
Type	Single Family Home
Year Built	1957
Living Area	1,488 sq ft
Style	Cape
Bedrooms	4
Bathrooms	2
Deck/Patio	Deck/Patio
Garage	1 Car
Fireplace	None
Basement	Crawl
Additional Improvements	None
Schools	Lindenhurst

**See Open House Schedule, Page 5**

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Lot # 54 762 South Pecan Street, Lindenhurst, NY 11757

PRE-STORM VALUE **\$390,000**  
MINIMUM BID **\$129,350**



County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, lot	103-021.00-5.00-57.000
Lot Size	7,000 sq ft
Waterfront	Canal
Water Frontage	50 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1914
Living Area	1,377 sq ft
Style	Ranch
Bedrooms	4
Bathrooms	2
Deck/Patio	Deck
Garage	2 Car
Fireplace	None
Basement	Crawl
Additional Improvements	Bulkhead
Schools	Lindenhurst

**See Open House Schedule, Page 5**

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Lot # 55 799 South Pecan Street, Lindenhurst, NY 11757

PRE-STORM VALUE **\$235,000**  
MINIMUM BID **\$52,000**



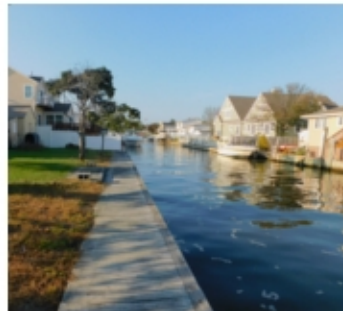
County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	0103-021.00-05.00-034.000
Lot Size	2,500 sq ft
Waterfront	None
Water Frontage	None
Water View	None
Type	Single Family Home
Year Built (circa)	1925
Living Area	672 sq ft
Style	Ranch
Bedrooms	2
Bathrooms	1
Deck/Patio	Patio
Garage	1 Car
Fireplace	None
Basement	Crawl
Additional Improvements	None
Schools	Lindenhurst

**See Open House Schedule, Page 5**

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Lot # 56 851 West Bay Drive, West Islip, NY 11795

PRE-STORM VALUE **\$600,000**  
MINIMUM BID **\$194,350**



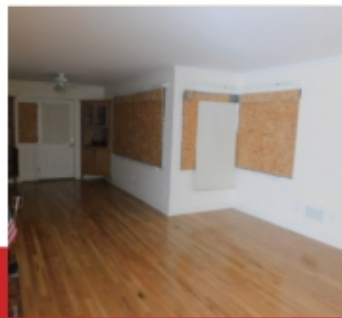
County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	500-483-1-39
Lot Size	10,018 sq ft
Waterfront	Canal
Water Frontage	100 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1940
Living Area	1,730 sq ft
Style	Colonial
Bedrooms	3
Bathrooms	2
Deck/Patio	Patio
Garage	1
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead
Schools	West Islip

**See Open House Schedule, Page 5**

\$25,000 certified or cashier's check made payable to "Jaspan Schlesinger LLP as Escrow Agent" required to bid.

Lot # 57 101 Sequams Lane West, West Islip, NY 11795

PRE-STORM VALUE **\$575,000**  
MINIMUM BID **\$191,100**



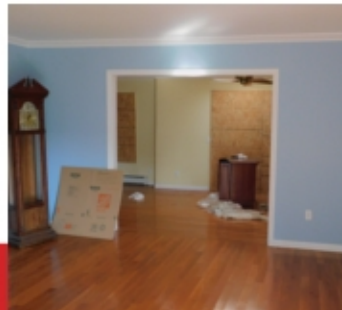
County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	500-476-2-21
Lot Size	10,000 sq ft
Waterfront	Canal
Water Frontage	80 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built	1940
Living Area	1,368 sq ft
Style	Ranch
Bedrooms	3
Bathrooms	1.5
Deck/Patio	Patio
Garage	1 Car
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead
Schools	West Islip

**See Open House Schedule, Page 5**

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Lot # 58 107 Sequams Lane West, West Islip, NY 11795

PRE-STORM VALUE **\$750,000**  
MINIMUM BID **\$277,875**



County	Suffolk
Township	Babylon
Zoning	Residential
District, Section, Block, Lot	500-476-2-20
Lot Size	10,000 sq ft
Waterfront	Canal
Water Frontage	80 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1946
Living Area	1,648 sq ft
Style	Cape
Bedrooms	4
Bathrooms	2
Deck/Patio	Deck
Garage	1 Car
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead
Schools	West Islip

**See Open House Schedule, Page 5**

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**PARAMOUNT** REALTY  
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