

ON BEHALF OF NY STATE



PARAMOUNT REALTY USA

# AUCTION

## 22 NEW YORK PROPERTIES

QUEENS • NASSAU • SUFFOLK • UPSTATE

WEDNESDAY, NOV 14  
HILTON NY JFK AIRPORT



Homes Damaged by Superstorm Sandy and Other Storms

Waterfront/View • Single Family Homes • Tear Downs • Land



**PRE-STORM VALUES AS HIGH AS \$700,000**  
**MINIMUM BIDS AS LOW AS \$4,500**

## TABLE OF CONTENTS

<b>Welcome.....</b>	<b>3</b>
<b>Steps to Participate.....</b>	<b>4</b>
<b>Open House Schedule.....</b>	<b>5</b>
<b>Property List.....</b>	<b>6</b>
<b>Property Descriptions.....</b>	<b>7-18</b>
<b>Queens Properties.....</b>	<b>7</b>
<b>Nassau County Properties.....</b>	<b>8-11</b>
<b>Suffolk County Properties.....</b>	<b>12-17</b>
<b>Upstate Properties.....</b>	<b>18</b>

### 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; it is not guaranteed. Some information furnished is from outside sources 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 verbal 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.



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516.280.8280



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, Long Island and Upstate.

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, November 14 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 real estate firm specializing in the marketing and sale of real estate by auction. The team has 50 years of real estate auction experience, having marketed, sold or advised on well over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has sold residential and commercial property for high net worth individuals, private equity firms, developers, lenders, institutions, family offices and governmental agencies. For more information, visit [www.prusa.com](http://www.prusa.com).

### **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 each property you wish to purchase, you must bring to the auction a \$25,000 bank or certified 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, Nov 14**

**Hilton New York JFK Airport  
Tribeca Meeting Room  
144-02 135<sup>th</sup> Avenue  
Jamaica, New York 11436**

**Registration begins at 9am  
Auction begins at 10am**

## **IMPORTANT – PLEASE READ**

**Please see Purchase and Sale Agreement contained in the Due Diligence Information for new compliance requirements for properties sold in this auction which include but are not limited to:**

- 1. The time requirement that purchasers of these properties obtain a Certificate of Occupancy has changed from 3 years to 18 months.**
- 2. Purchasers may not sell or transfer the property prior to complying with all requirements in the Purchase and Sale Agreement.**



## Open House Schedule Subject to Changes

**AS THESE PROPERTIES ARE SUBSTANTIALLY DAMAGED, CONDITIONS WILL VARY & WE RECOMMEND THAT YOU DRESS APPROPRIATELY & BRING A FLASHLIGHT.**

	Day 1 Wednesday, October 24		Day 2 Thursday, October 25	
8:00 am - 9:00 am	74 Monroe Drive	Mastic Beach	12 Evans Street	East Rockaway
			36 West Boulevard	East Rockaway
9:30 am - 10:30 am	85 Shore Road	Lindenhurst	20 Bayview Avenue	Howard Beach
	43 East Beach Promenade	Lindenhurst		
11:00 am - 12:00 pm	72 Marine Avenue West	Lindenhurst		
	25 Verdi Terrace	Lindenhurst		
12:30 pm - 1:30 pm	488 West Drive	Copiague		
	331 Bayview Avenue	Massapequa		
2:00 pm - 3:00 pm	700 S. Long Beach Avenue	Freeport		
	1123 Washington Place	Baldwin Harbor		
3:30 pm - 4:30 pm	100 Nebraska Street	Long Beach		

## PROPERTIES EXCLUDED FROM OPEN HOUSE SCHEDULE\*

15 Mallard Drive	Canter Moriches
851 West Bay Drive	West Islip
282 West Lido Promenade	Lindenhurst
28 Sagamore Road	Island Park
102-10A 160th Avenue	Howard Beach
6 Clinton Street	Sidney
21 Adams Street	Sidney

\*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	City	County	Neighborhood / Township	Type	Water Front / Waterview	Pre-Storm Value	Minimum Bid	Discount	Page #
10	102-10A 160th Avenue	Howard Beach	Queens	Howard Beach	SFH	No	\$330,000	\$79,226	76%	7
11	20 Bayview Avenue	Howard Beach	Queens	Howard Beach	SFH	No	\$310,000	\$72,957	76%	7
20	1123 Washington Place	Baldwin Harbor	Nassau	Hempstead	SFH	Yes	\$405,000	\$140,400	65%	8
21	36 West Boulevard	East Rockaway	Nassau	Hempstead	SFH	No	\$400,000	\$88,400	78%	8
22	12 East Evans Street	East Rockaway	Nassau	Hempstead	SFH	No	\$240,000	\$58,500	76%	9
23	700 S. Long Beach Avenue	Freeport	Nassau	Hempstead	SFH	Yes	\$700,000	\$162,500	77%	9
25	28 Sagamore Road	Island Park	Nassau	Hempstead	Land	No	\$350,000	\$72,800	79%	10
26	100 Nebraska Street	Long Beach	Nassau	Long Beach	SFH	No	\$360,000	\$625,000	0%	11
27	331 Bayview Avenue	Massapequa	Nassau	Oyster Bay	SFH	Yes	\$575,000	\$211,250	63%	11
31	488 West Drive	Copague	Suffolk	Babylon	SFH	Yes	\$490,000	\$171,925	65%	12
32	85 Shore Road	Lindenhurst	Suffolk	Babylon	SFH	No	\$350,000	\$77,350	78%	13
33	25 Verdi Terrace	Lindenhurst	Suffolk	Babylon	SFH	No	\$375,000	\$82,875	78%	13
34	72 Marine Avenue West	Lindenhurst	Suffolk	Babylon	SFH	No	\$320,000	\$78,000	76%	14
35	43 East Beach Promenade	Lindenhurst	Suffolk	Babylon	SFH	Yes	\$500,000	\$113,750	77%	14
36	282 West Lido Promenade	Lindenhurst	Suffolk	Babylon	SFH	Yes	\$430,000	\$113,750	74%	15
37	74 Monroe Drive	Mastic Beach	Suffolk	Brookhaven	SFH	No	\$110,000	\$16,250	85%	15
38	851 West Bay Drive	West Islip	Suffolk	Islip	SFH	Yes	\$600,000	\$194,350	68%	16
39	15 Mallard Dr	Center Moriches	Suffolk	Brookhaven	SFH	No	\$320,000	\$87,750	73%	17
40	6 Clinton Street	Sidney	Delaware	Village of Sidney	SFH	No	\$45,000	\$14,300	68%	18
41	21 Adams Street	Sidney	Delaware	Village of Sidney	SFH	No	\$86,000	\$4,550	95%	18

## IMPORTANT – PLEASE READ

Please see Purchase and Sale Agreement contained in the Due Diligence Information for new compliance requirements for properties sold in this auction which include but are not limited to:

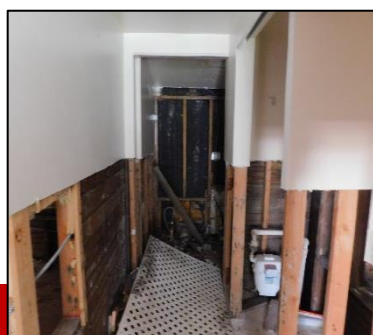
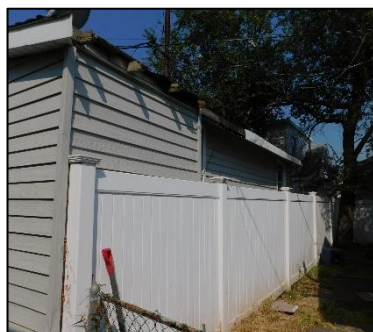
1. The time requirement that purchasers of these properties obtain a Certificate of Occupancy has changed from 3 years to 18 months.
2. Purchasers may not sell or transfer the property prior to complying with all requirements in the Purchase and Sale Agreement.





**Lot # 10 102-10A 160<sup>th</sup> Avenue, Howard Beach, NY 11414**

**PRE-STORM VALUE \$330,000**  
**MINIMUM BID \$79,226**



County	Queens
Zoning	R3-1
Block, Lot	14234-284, 271
Lot Size	1,200 sq ft
Dimensions	30x35
Type	Single Family Home
Year Built (circa)	1925
Living Area	768 sq ft
Style	Ranch
Bedrooms	2
Bathrooms	1
Deck/Patio	None
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

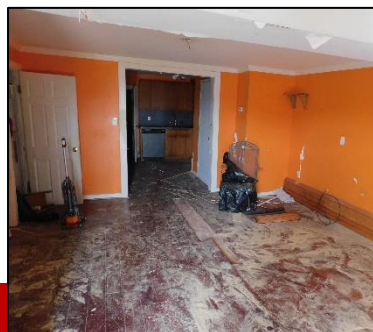
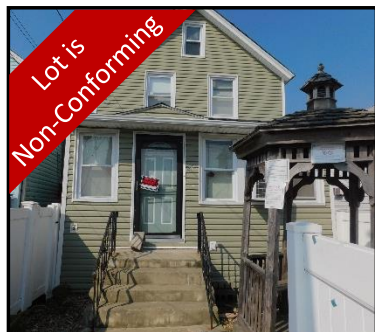
**Entrance via alley way  
located off 102<sup>nd</sup> Street**

**See Open House Schedule, Page 5**

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

**Lot # 11 20 Bayview Avenue, Howard Beach, NY 11414**

**PRE-STORM VALUE \$310,000**  
**MINIMUM BID \$72,957**



County	Queens
Zoning	R3-1
Block, Lot	14228-215
Lot Size	1,600 sq ft
Dimensions	20x80
Type	Single Family Home
Year Built (circa)	1920
Living Area	1,116 sq ft
Style	Detached
Bedrooms	2
Bathrooms	1.1
Deck/Patio	Rear
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	None

**See Open House Schedule, Page 5**

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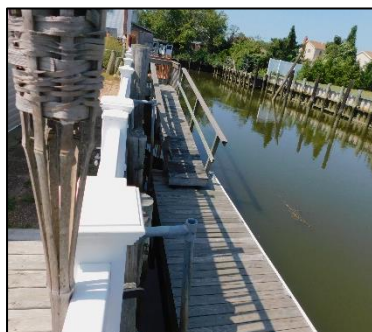


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**Lot # 20     1123 Washington Place, Baldwin Harbor, NY 11510**

**PRE-STORM VALUE     \$405,000**  
**MINIMUM BID     \$140,400**



County	Nassau
Township	Hempstead
Zoning	Residential
Sec, Block, Lot	54-360-694
Lot Size	4,200 sq ft
Waterfront	Yes
Water Frontage	80 Linear Feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1922
Living Area	764 sq ft
Style	Ranch
Bedrooms	2
Bathrooms	1.5
Deck/Patio	Deck
Garage	2 Car
Fireplace	None
Basement	Crawl
Additional Improvements	Bulkhead

**See Open House Schedule, Page 5**

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**Lot # 21     36 West Boulevard, East Rockaway, NY 11518**

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



County	Nassau
Township	Hempstead
Zoning	Residential
Sec, Block, Lot	42-30-1
Lot Size	1,750 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1924
Living Area	1,427 sq ft
Style	Colonial
Bedrooms	3
Bathrooms	2
Deck/Patio	Deck
Garage	None
Fireplace	1
Basement	Crawl
Additional Improvements	None

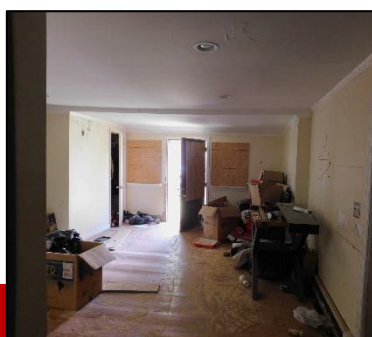
**See Open House Schedule, Page 5**

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



**Lot # 22    12 East Evans Street, East Rockaway, NY 11518**

**PRE-STORM VALUE    \$240,000**  
**MINIMUM BID        \$58,500**



County	Nassau
Township	Hempstead
Zoning	Residential
Sec, Block, Lot	42-36-14,15
Lot Size	4,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1929
Living Area	924 sq ft
Style	Ranch
Bedrooms	2
Bathrooms	1
Deck/Patio	Porch/Deck
Garage	1 Car
Fireplace	None
Basement	Crawl
Additional Improvements	None

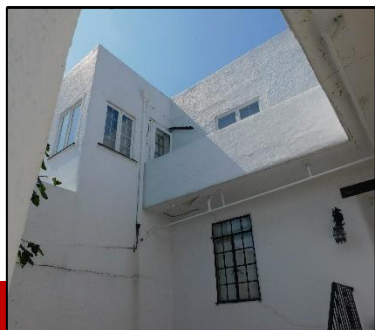
**See Open House Schedule, Page 5**

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

**Lot # 23    700 South Long Beach Avenue, Freeport, NY 11520**

**PRE-STORM VALUE    \$700,000**  
**MINIMUM BID        \$162,500**

**Historic Property – See Due Diligence Info**



County	Nassau
Township	Hempstead
Zoning	Residential
Sec, Block, Lot	62-156-23, 24, 87, 385, 386
Lot Size	16,876 sq ft
Waterfront	Yes
Water Frontage	Unknown
Water View	Yes
Type	Single Family Home
Year Built (circa)	1935
Living Area	3,727 sq ft
Style	Colonial
Bedrooms	4
Bathrooms	3
Deck/Patio	None
Garage	2 Car
Fireplace	None
Basement	Partial/Unfinished
Additional Improvements	Cottage

**See Open House Schedule, Page 5**

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## Intentionally Omitted

Lot # 25 28 Sagamore Road, Island Park, NY 11558

PRE-STORM VALUE **\$350,000**  
MINIMUM BID **\$72,800**



County	Nassau
Township	Hempstead
Zoning	Residential
Sec, Block, Lot	43-24-135
Lot Size	3,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
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 # 26 100 Nebraska Street, Long Beach, NY 11561**

**PRE-STORM VALUE \$360,000**  
**MINIMUM BID \$625,000**

**New Construction!**  
**Already has CO!**  
**See Due Diligence Information**



County	Nassau
Township	Long Beach
Zoning	Residential
Sec, Block, Lot	59-241-4
Lot Size	1,800 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	2017
Living Area	858 sq ft
Style	Raised Ranch
Bedrooms	1
Bathrooms	1.5
Deck/Patio	Deck/Patio
Garage	2-Car
Fireplace	None
Basement	Slab
Additional Improvements	None

**See Open House Schedule, Page 5**

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

**Lot # 27 331 Bayview Avenue, Massapequa, NY 11758**

**PRE-STORM VALUE \$575,000**  
**MINIMUM BID \$211,250**



County	Nassau
Township	Oyster Bay
Zoning	Residential
Sec, Block, Lot	65-103-36, 37, 133, 135
Lot Size	12,200 sq ft
Waterfront	No
Water Frontage	N/A
Water View	Yes
Type	Single Family Home
Year Built (circa)	1946
Living Area	2,809 sq ft
Style	Raised Cape
Bedrooms	4
Bathrooms	3
Deck/Patio	None
Garage	1 Car
Fireplace	None
Basement	None
Additional Improvements	None

**See Open House Schedule, Page 5**

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



# Intentionally Omitted

Lot # 31 488 West Drive, Copiague, NY 11726

PRE-STORM VALUE **\$490,000**  
MINIMUM BID **\$171,925**



County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	100-184-2-4
Lot Size	11,761 sq ft
Waterfront	Yes
Water Frontage	29 Linear feet
Water View	Yes
Type	Single Family Home
Year Built (circa)	1950
Living Area	1,941 sq ft
Style	Cape
Bedrooms	5
Bathrooms	2
Deck/Patio	Deck
Garage	None
Fireplace	None
Basement	Crawl
Additional Improvements	Bulkhead

**See Open House Schedule, Page 5**

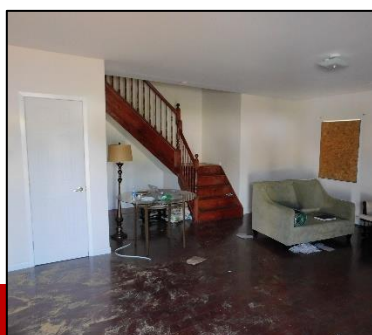
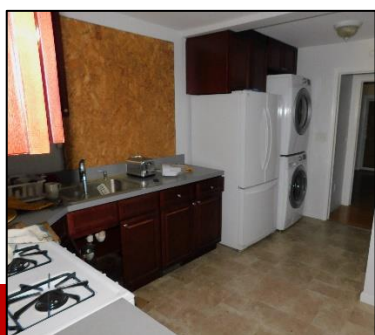
\$25,000 bank or certified check made payable to "Jaspan Schlesinger LLP as Escrow Agent" required to bid.





**Lot # 32 85 Shore Road, Lindenhurst, NY 11757**

**PRE-STORM VALUE \$350,000**  
**MINIMUM BID \$77,350**



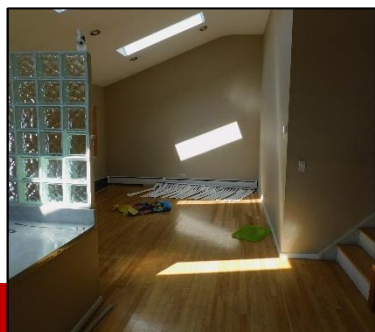
County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	103-25-1-33
Lot Size	5,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1948
Living Area	1,892 sq ft
Style	Cape
Bedrooms	3
Bathrooms	1
Deck/Patio	Patio
Garage	1 Car
Fireplace	None
Basement	Crawl
Additional Improvements	None

**See Open House Schedule, Page 5**

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**Lot # 33 25 Verdi Terrace, Lindenhurst, NY 11757**

**PRE-STORM VALUE \$375,000**  
**MINIMUM BID \$82,875**



County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	100-190-1-41
Lot Size	7,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1957
Living Area	1,665 sq ft
Style	Split
Bedrooms	3
Bathrooms	2
Deck/Patio	Deck
Garage	1 Car
Fireplace	None
Basement	Crawl
Additional Improvements	None

**See Open House Schedule, Page 5**

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

**Lot # 34     72 Marine Avenue West, Lindenhurst, NY 11757**

**PRE-STORM VALUE    \$320,000**  
**MINIMUM BID         \$78,000**



County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	100-190-3-97
Lot Size	7,500 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1955
Living Area	1,445 sq ft
Style	Colonial/Split
Bedrooms	5
Bathrooms	2
Deck/Patio	Patio
Garage	1 Car
Fireplace	None
Basement	Partial/Finished
Additional Improvements	None

**See Open House Schedule, Page 5**

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

**Lot # 35     43 East Beach Promenade, Lindenhurst, NY 11757**

**PRE-STORM VALUE    \$500,000**  
**MINIMUM BID         \$113,750**



County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	100-186-3-86
Lot Size	12,300 sq ft
Waterfront	Bayfront
Water Frontage	Unknown
Water View	Yes
Type	Single Family Home
Year Built (circa)	1955
Living Area	2,007 sq ft
Style	Cape
Bedrooms	3
Bathrooms	2
Deck/Patio	None
Garage	1 Car
Fireplace	None
Basement	None
Additional Improvements	Bulkhead

**See Open House Schedule, Page 5**

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



**Lot # 36    282 West Lido Promenade, Lindenhurst, NY 11757**

**PRE-STORM VALUE    \$430,000**  
**MINIMUM BID        \$113,750**



County	Suffolk
Township	Babylon
Zoning	Residential
Dist, Sec, Block, Lot	100-186-1-119, 120, 121
Lot Size	12,200 sq ft
Waterfront	Bayfront
Water Frontage	Unknown
Water View	Yes
Type	Single Family Home
Year Built (circa)	1961
Living Area	2,103 sq ft
Style	2 Story
Bedrooms	4
Bathrooms	2
Deck/Patio	None
Garage	3 Car
Fireplace	None
Basement	None
Additional Improvements	Bulkhead

**See Open House Schedule, Page 5**

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

**Lot # 37    74 Monroe Drive, Mastic Beach, NY 11951**

**PRE-STORM VALUE    \$110,000**  
**MINIMUM BID        \$16,250**



County	Suffolk
Township	Brookhaven
Zoning	Residential
Dist, Sec, Block, Lot	209-30-4-19.1
Lot Size	13,939 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1966
Living Area	1,218 sq ft
Style	Ranch
Bedrooms	3
Bathrooms	1
Deck/Patio	None
Garage	2 Car
Fireplace	1
Basement	Crawl
Additional Improvements	None

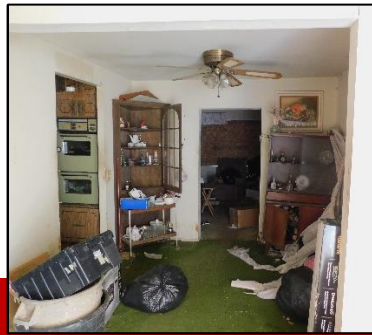
**See Open House Schedule, Page 5**

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



**Lot # 38     851 West Bay Drive, West Islip, NY 11795**

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



County	Suffolk
Township	Islip
Zoning	Residential
Dist, Sec, Block, Lot	500-483-1-39
Lot Size	10,018 sq ft
Waterfront	Yes
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 Car
Fireplace	1
Basement	Crawl
Additional Improvements	Bulkhead

**See Open House Schedule, Page 5**

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

**Continued on Next Page**



Lot # 39    15 Mallard Drive, Center Moriches, NY 11934

PRE-STORM VALUE    **\$320,000**  
MINIMUM BID        **\$87,750**



County	Suffolk
Township	Brookhaven
Zoning	Residential
Dist, Sec, Block, Lot	200-941-3-11
Lot Size	9,750 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1956
Living Area	1,737 sq ft
Style	Ranch
Bedrooms	4
Bathrooms	2
Deck/Patio	None
Garage	None
Fireplace	None
Basement	None
Additional Improvements	IG Pool

**See Open House Schedule, Page 5**

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**Continued on Next Page**

**Lot # 40     6 Clinton Street, Sidney, NY 13838**

**PRE-STORM VALUE     \$45,000**  
**MINIMUM BID     \$14,300**



County	Delaware
Township	Village of Sidney
Zoning	R1
Sec, Block, Lot	115.12-16-7
Lot Size	16,000 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1900
Living Area	1,438 sq ft
Style	Colonial
Bedrooms	4
Bathrooms	1
Deck/Patio	Deck
Garage	2 Car
Fireplace	None
Basement	Full Unfinished
Additional Improvements	None

**See Open House Schedule, Page 5**

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

**Lot # 41     21 Adams Street, Sidney, NY 13838**

**PRE-STORM VALUE     \$86,000**  
**MINIMUM BID     \$4,550**



County	Delaware
Township	
Zoning	
Dist, Sec, Block, Lot	115.16-10-7
Lot Size	27,878 sq ft
Waterfront	No
Water Frontage	N/A
Water View	No
Type	Single Family Home
Year Built (circa)	1895
Living Area	1,635 sq ft
Style	Colonial
Bedrooms	3
Bathrooms	2
Deck/Patio	CP/2DCK
Garage	None
Fireplace	None
Basement	Full Unfinished
Additional Improvements	None

**See Open House Schedule, Page 5**

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





**PARAMOUNT** REALTY  
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