

# PUBLIC ADMINISTRATOR OF KINGS COUNTY

## ***PUBLIC SALE OF REAL ESTATE***



**TUESDAY, DECEMBER 7<sup>TH</sup> - 2 P.M.**

**BROOKLYN SUPREME COURT BUILDING  
360 ADAMS STREET, BROOKLYN, NY**

**YOU MUST ARRIVE AT 12:45 P.M. TO PRE-REGISTER TO BID**



OPEN HOUSE DATES:

**Saturday December 4th from 10 a.m. to 4 p.m.**

**Sunday December 5th from 11 a.m. to 4 p.m.**

**BROKERS WELCOME**

**IMPORTANT: IN ORDER TO PURCHASE ANY PROPERTY, BUYERS MUST HAVE:**

- A CERTIFIED OR BANK CHECK OF 10% OF THE OPENING BID PAYABLE TO EITHER THE "PUBLIC ADMINISTRATOR OF KINGS COUNTY" OR YOURSELF AND ENDORSED OVER BY YOU AT AUCTION; AND
- A BLANK CHECK TO BE USED TO PAY THE BALANCE OF THE REQUIRED DEPOSIT OF 10% OF THE PURCHASE PRICE.

**\*NO ONE WILL BE PERMITTED TO BID WITHOUT THE  
CERTIFIED OR BANK CHECK AND BLANK CHECK\***

VISIT THE "UPCOMING AUCTION" SECTION OF OUR WEBSITE

<http://www.nyc.gov/html/kcpa>

**FOR TERMS & CONDITIONS, PROPERTY DETAILS AND PHOTOS**

**ALL PROPERTIES LOCATED IN BROOKLYN, NY**

<u>Property Address</u>	<u>Opening Bid</u>	<u>Property Address</u>	<u>Opening Bid</u>
1. 348 Hancock St	\$ 290,000	13. 1852 Albany Ave *	\$ 110,000
2. 5512 Avenue H *	\$ 110,000	14. 160 Columbia Hghts Unit 5G (co-op)	\$ 405,000
3. 930 E. 49th St	\$ 310,000	15. 3126 Mermaid Ave	\$ 275,000
4. 490 MacDonough St	\$ 295,000	16. 582 Bainbridge St	\$ 290,000
5. 482 7th St	\$ 950,000	17. 195 Willoughby Ave Unit 503 (co-op)	\$ 180,000
6. 2272 Linden Blvd * a/k/a 810 Elton St	\$ 90,000	18. 1167 Halsey St	\$ 330,000
7. 436-438 Albee Sq	\$ 4,000,000	19. 3101 Ocean Pkwy Unit 7F (co-op)	\$ 170,000
8. 4517 Farragut Rd	\$ 255,000	20. 574 Rogers Ave	\$ 480,000
9. 321 90th St	\$ 350,000	21. 105 Ashland Pl Unit 5B (co-op)	\$ 160,000
10. 1336 Jefferson Ave *	\$ 100,000		
11. 710 E. 96th St	\$ 325,000		
12. 69 Sterling St	\$ 600,000		

\* Exterior showing only

**Public Administrator of Kings County**  
**360 Adams Street, Rm. 144A Brooklyn, NY 11201 (718) 643-3032**

**PROPERTY LOCATION**

**OPENING BID**

1. 348 Hancock Street, Brooklyn, NY 11216  
Block 1840, Lot 31

**\$ 290,000.00**

**Estate of Louise Chapman**

**Description:**

**Three story attached brick**

**Two family**

**Lot size: 18 x 100**

**Living area: 2,328 sq. ft.**

**Taxes: \$2,026.00 (2010 / 2011)**



**PROPERTY LOCATION**

**OPENING BID**

2. 5512 Avenue H, Brooklyn, NY 11234  
Block 7759, Lot 44

\$ 110,000.00

**EXTERIOR SHOWING ONLY**

Estate of Syntyche Thompson

**Description:**

Two story detached brick with two car driveway

Two family

Lot size: 35 x 95

Living area: 2,000 sq. ft.

Taxes: \$4,007.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

3. 930 East 49th Street, Brooklyn, NY 11203  
Block 4783, Lot 23

**\$ 310,000.00**

**Estates of Jeanette and Martha Alkoff**

**Description:**

**Two story semi-attached colonial with driveway and 1 car garage**

**Single family**

**Lot size: 20 x 100**

**Living area: 1,552 sq. ft.**

**Taxes: \$2,981.00 (2010 / 2011)**



**PROPERTY LOCATION**

**OPENING BID**

4. 490 MacDonough Street, Brooklyn, NY 11223  
Block 1677, Lot 37

\$ 295,000.00

Estate of Leon Bush

**Description:**

Three story attached brownstone

Two family

Lot size: 20 x 100

Living area: 2,520 sq. ft.

Taxes: \$2,792.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

5. 482 7th Street, Brooklyn, NY 11215  
Block 1088, Lot 11

\$ 950,000.00

Estate of Joseph Visocki

**Description:**

Three story attached brownstone

Three family

Lot size: 19.25 x 100

Living area: 3,350 sq. ft.

Taxes: \$5,102.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

6. 2272 Linden Boulevard a/k/a 810 Elton Street, Brooklyn, NY 11208  
Block 4360, Lot 9

\$ 90,000.00

**EXTERIOR SHOWING ONLY**

Estate of Francisco Alfonso

**Description:**

Two story detached brick with 1 car garage

Two family

Lot size: 40 x 40

Living area: 2,440 sq. ft.

Taxes: \$2,875.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

7. 436-438 Albee Square, Brooklyn, NY 11201  
Block 146, Lots 51 & 52

**\$ 4,000,000.00**

Estate of Dave Walker

**Description:**

C6-4.5 zoning with legally permissible maximum commercial or mixed-use commercial/residential buildable area of 52,212 sq. feet

Total land area: 4,351 sq. feet

Lot 51 size: 21.50' x 115.5'

Lot 52 size: 16.17' x 115.5'

Rectangular shape, 37.67 Frontage

Taxes - Lot 51: \$6,520.78 (2010 / 2011)

Taxes - Lot 52: \$1,558.43 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

8. 4517 Farragut Road, Brooklyn, NY 11203  
Block 4992, Lot 42

\$ 255,000.00

Estate of Roy Erickson

**Description:**

Two story detached colonial with two car driveway and covered porch

Single family

Lot size: 30 x 100

Living area: 1,317 sq. ft.

Taxes: \$2,337.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

9. 321 90th Street, Brooklyn, NY 11209  
Block 6064, Lot 55

\$ 350,000.00

Estate of Silvio Scarola

**Description:**

2.5 story semi-attached colonial

Two family

Lot size: 20.83 x 40.33

Living area: 1,336 sq. ft.

Taxes: \$2,721.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

10. 1336 Jefferson Avenue, Brooklyn, NY 11221  
Block 3391, Lot 17

\$ 100,000.00

**EXTERIOR SHOWING ONLY**

Estate of Helene Waithe

**Description:**

Three story attached brick

Two family

Lot size: 20 x 100

Living area: 2,868 sq. ft.

Taxes: \$1,768.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

11. 710 East 96th Street, Brooklyn, NY 11236  
Block 8113, Lot 57

\$ 325,000.00

Estate of Solomon Robkin

**Description:**

Three story attached brick with 1 car driveway

Two family

Lot size: 20 x 130

Living area: 2,420 sq. ft.

Taxes: \$4,134.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

12. 69 Sterling Street, Brooklyn, NY 11225  
Block 1313, Lot 71

\$ 600,000.00

Estate of Rita McNamee

**Description:**

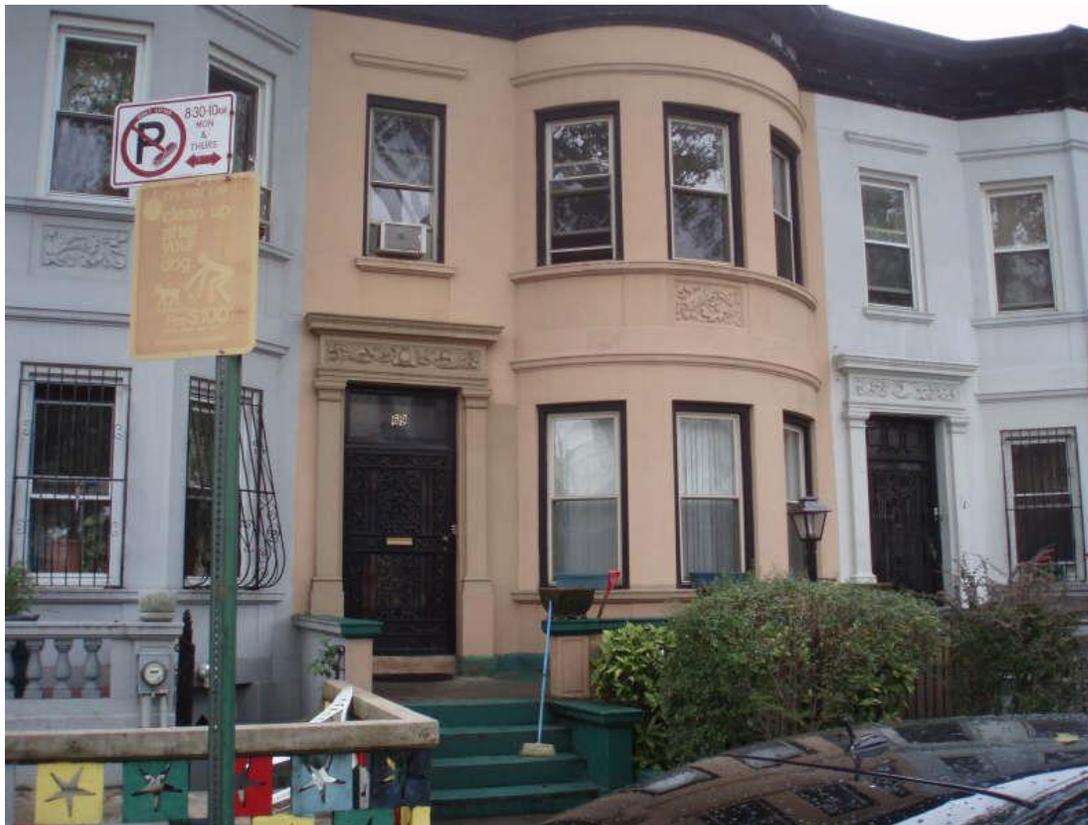
Two story attached limestone

Two family

Lot size: 20 x 100

Living area: 1,896 sq. ft.

Taxes: \$3,189.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

13. 1852 Albany Avenue, Brooklyn, NY 11210  
Block 7766, Lot 78

\$ 110,000.00

**EXTERIOR SHOWING ONLY**

Estate of Elizabeth Panzariello

**Description:**

Two story detached colonial

Single family

Lot size: 20 x 100

Living area: 1,221 sq. ft.

Taxes: \$2,881.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

14. 160 Columbia Heights, Apt. 5G, Brooklyn, NY 11201 (Co-op)

\$ 405,000.00

Estate of Alan Freed

**Description:**

315 shares

One bedroom apartment

Building amenities: Part-time doorman, laundry room and storage room

Maintenance: \$1,285.78/month

Living area: 751 sq. ft.



**PROPERTY LOCATION**

**OPENING BID**

15. 3126 Mermaid Avenue, Brooklyn, NY 11224  
Block 7049, Lot 103

\$ 275,000.00

Estate of Lidia Sokolyanski

**Description:**

2.75 story attached row house with parking space

Single family

Lot size: 15 x 66

Living area: 1,590 sq. ft.

Taxes: Property presently recipient of Urban Development Project tax abatement.  
\$1,439.83 with abatement; \$3,219.38 without abatement (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

16. 582 Bainbridge Street, Brooklyn, NY 11233  
Block 1511, Lot 10

\$ 290,000.00

Estate of Erma Alleyne

**Description:**

Three story attached brick

Two family

Lot size: 18 x 100

Living area: 2,490 sq. ft.

Taxes: \$1,754.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

17. 195 Willoughby Avenue, Apt. 503, Brooklyn, NY 11205 (Co-op)

\$ 180,000.00

Estate of Frank Mickens

**Description:**

155.10 shares

One bedroom apartment with balcony

Building amenities: Security guard and laundry room

Maintenance: \$723.27/month

Living area: 838 sq. ft.

Management Agent: Willoughby Walk Cooperative Apartments, Inc.; (718) 789-7892



**PROPERTY LOCATION**

**OPENING BID**

18. 1167 Halsey Street, Brooklyn, NY 11207  
Block 3404, Lot 57

**REMOVED FROM THE AUCTION**

Estate of Constance Williams

**Description:**

Two story attached brick

Two family

Lot size: 20 x 100

Living area: 2,104 sq. ft.

Taxes: \$1,807.00 (2010 / 2011)



**REMOVED FROM THE AUCTION**

**PROPERTY LOCATION**

**OPENING BID**

19. 3101 Ocean Parkway, Apt. 7F, Brooklyn, NY 11235 (Co-op)

\$ 170,000.00

Estate of John Guido

**Description:**

250 shares

One bedroom apartment

Maintenance: \$450.00/month (estimate)

Living area: 805 sq. ft.

Management Agent: DSJ Management; (718) 965-1500



**PROPERTY LOCATION**

**OPENING BID**

20. 574 Rogers Avenue, Brooklyn, NY 11225  
Block 5043, Lot 55

\$ 480,000.00

Estate of Philmour Beharrie

**Description:**

Three story attached brick  
Mixed use – 1 commercial / 3 residential units  
Full basement  
Lot size: 19.50 x 81.58  
Total interior space: 3,608 sq. ft.  
Commercial space: 950 sq. ft.  
Taxes: \$3,375.00 (2010 / 2011)



**PROPERTY LOCATION**

**OPENING BID**

21. 105 Ashland Place, Unit 5B, Brooklyn, NY 11201 (Co-op)

\$ 160,000.00

Estate of Albert Bonitto

**Description:**

23.97 shares

One bedroom apartment

Maintenance: \$564.45/month (estimate)

Living area: 713 sq. ft.

Building amenities: Laundry room, security guard, intercom, playground and storage

Management Agent: Wentworth Management; (718) 875-9225

