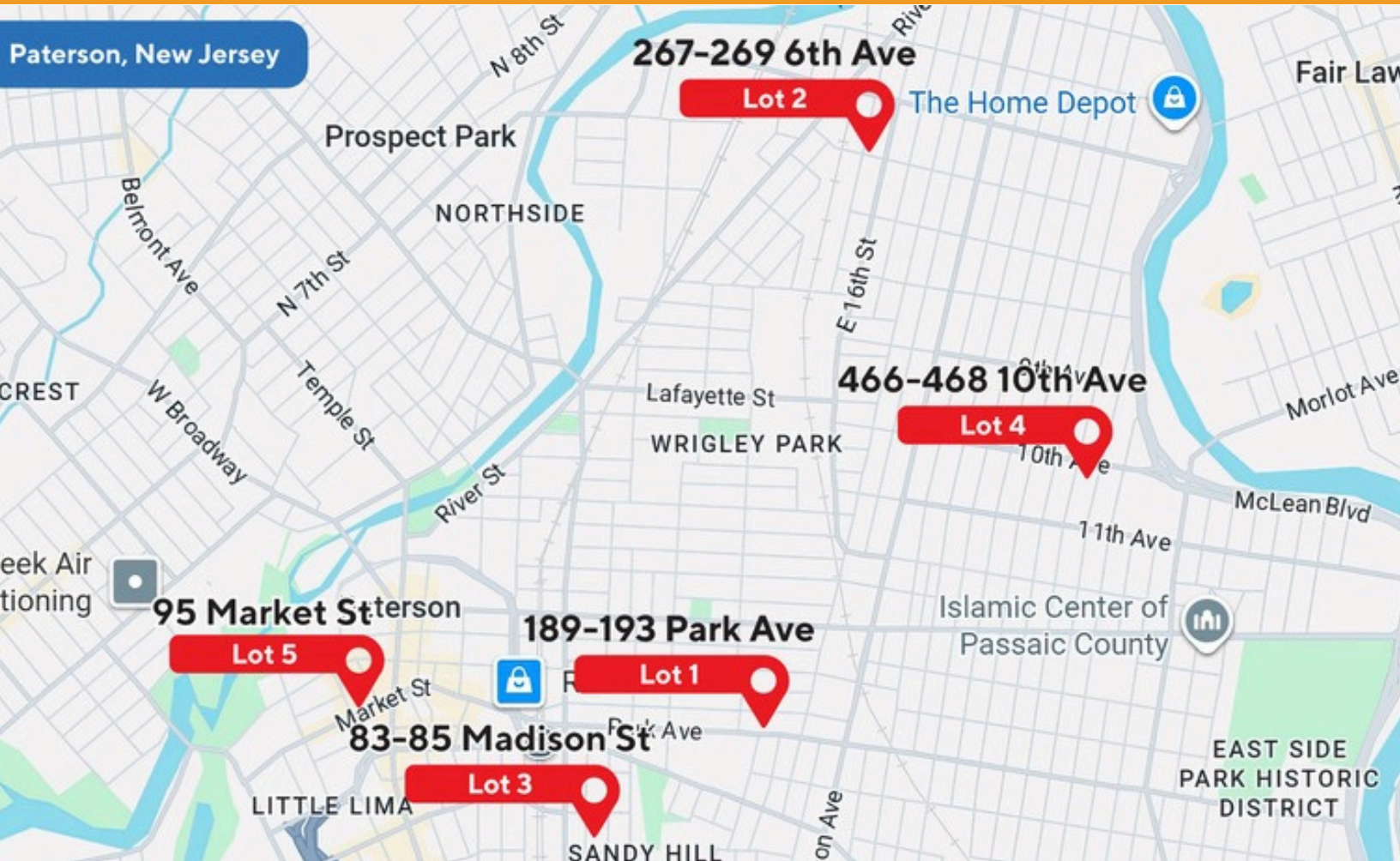


BANKRUPTCY AUCTION

Multi-Family & Mixed Use Opportunities

Paterson, New Jersey

October 22, 2025



AUCTION INFORMATION

Ballroom Auction: Wednesday, October 22nd at 6PM. Registration at 5PM. Location: Wyndham Garden Totowa, One Route 46 West, Totowa, NJ 07512. A deposit is required to bid for EACH property. See property detail page for amount(s). Deposit must be in the form of a Bank or Certified Check. Make check payable to Jay L. Lubetkin, Chapter 11 Trustee. 2% Broker Coop. No Buyer's Premium! Please review the contract of sale, terms & conditions, inspection times and other important information posted on the AuctionAdvisors.com website.

In re: Chapter 11 Bankruptcy 95 MARKET STREET LLC, ET AL., CASE# 25-15710 (SHERWOOD), IN THE UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY.

V9_8_25

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PROPERTY LIST

Lot #	Address	Type	Status	Reserve	Deposit
1	189-193 Park Ave	Multi-Family	Vacant	\$219,000	\$25,000
2	267-269 6th Ave	Multi-Family	Occupied	\$299,000	\$25,000
3	83-85 Madison St	Multi-Family	Occupied	\$399,000	\$25,000
4	466-468 10th Ave	Multi-Family	Occupied	\$719,000	\$50,000
5	95 Market St	Mixed-Use	Occupied	\$819,000	\$50,000



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PROPERTY INFORMATION

This is a three unit multi-family property on Park Avenue featuring a two and a half story building on an oversized lot with a driveway leading to a garage in the back. All units have separate utilities. Due to property condition, property previews will not be permitted.

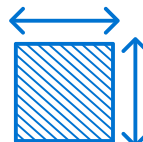
PROPERTY FACTS



189-193 Park Avenue
Paterson, NJ 07501
Block 33 Lot 4213
Multi-Family



3,420 SF



44' X 99'



\$12,457.28 (2024)

Unit	Bedrooms	Bathrooms	Status
1	4	1	Vacant
2	4	1	Vacant
3	3	1	Vacant

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TAX MAP

1



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PROPERTY INFORMATION

This property has produced income from five units located on the corner of 6th Ave and East 15th Street. There is an oversized parking area on 6th Ave as well as a two garages on East 15th Street.

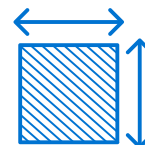
PROPERTY FACTS



**267-269 6th Ave
Paterson, NJ 07524
Block 2106 Lot 1**



3,880 SF



50' X 100'



\$13,567.99 (2024)

Unit	Bedrooms	Bathrooms	Status	Rent
1	1	1	Occupied	\$1,500
2	3	1	Eviction Pending	N/A
3	3	1	Occupied	\$2,000
4	3	1	Occupied	\$1,500
5	Studio	1	Vacant	N/A
2 Garages			Vacant	N/A

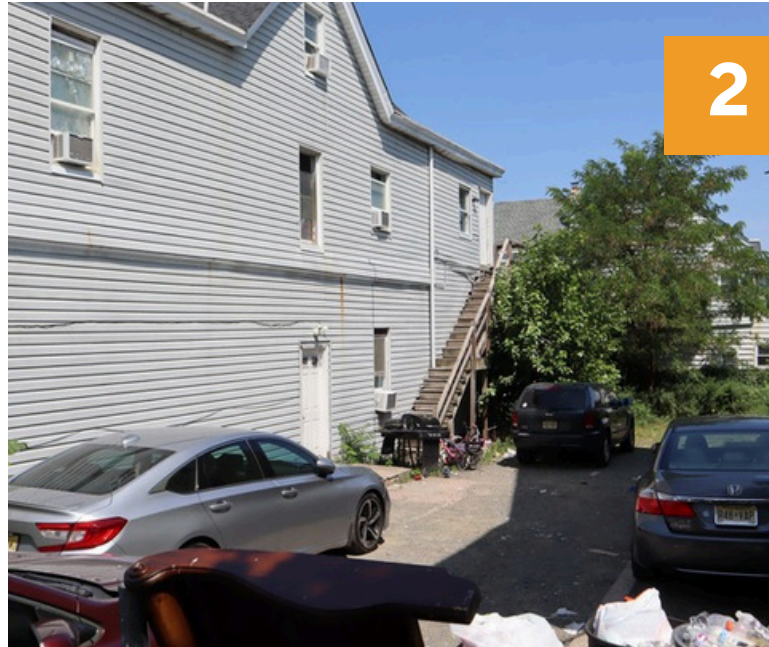
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PROPERTY PICTURES



PROPERTY PICTURES



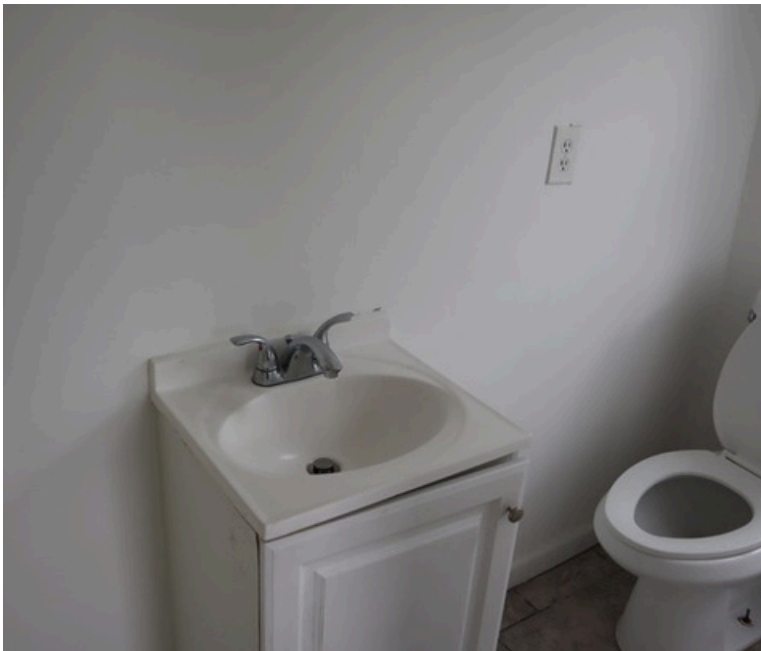
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PROPERTY PICTURES



TAX MAP



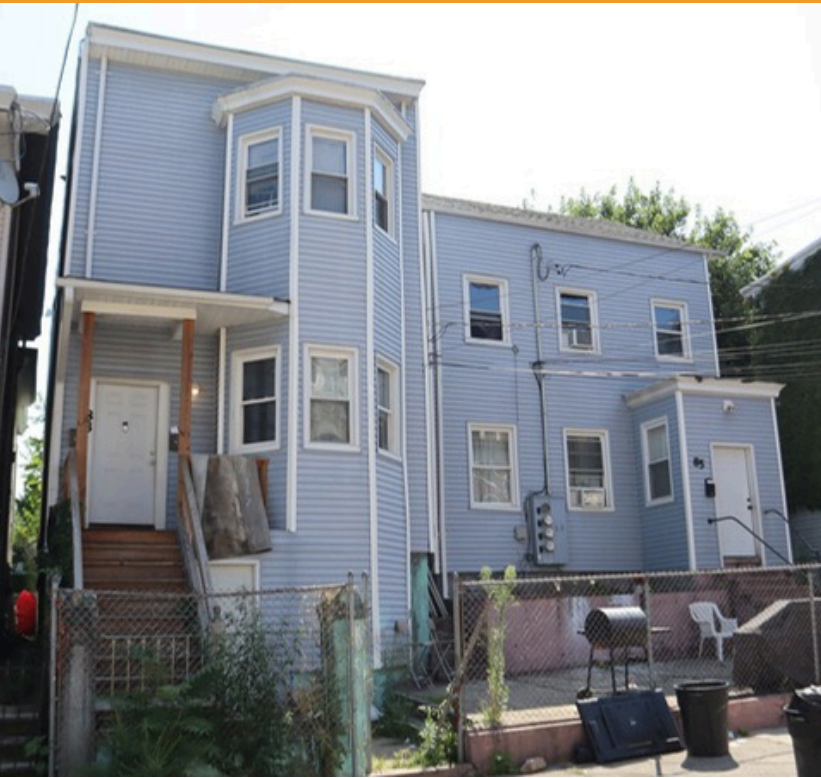
2

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3

PROPERTY INFORMATION

This property consists of two buildings that has produced income from 6 units. Both buildings have walk-out basements. Units 2 and 3 at 83 Madison Ave are currently combined as one unit and share one utility bill however they have separate utilities. (hot water heater, gas meter, etc)

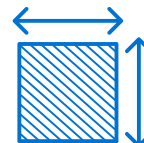
PROPERTY FACTS



83-85 Madison Avenue
Paterson, NJ 07501
Block 6109 Lot 20



5,639 SF



50' X 100'



\$18,484.66 (2024)

RENT ROLL

83 MADISON AVE

Uni	Bedrooms	Bathrooms	Status	Rent
1	3	1	Occupied	\$2,000
2	2	1	Occupied	\$1,500
3	1	1	Occupied	\$1,500

85 MADISON AVE

Unit	Bedrooms	Bathrooms	Status	Rent
1	4	1	Occupied	\$1,500
2	4	1	Occupied	\$2,000
3	2	1	VACANT	N/A

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PROPERTY PICTURES

3

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SOON**

TAX MAP



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PROPERTY INFORMATION

This is an oversized 6 family apartment building with a large parking area in the rear. There are 3 stories with 2 units per story. Each unit has access from the internal staircase as well as private entrances directly from outside on the deck areas. In addition to each unit having separate utilities, owner has a meter for common area lighting.

PROPERTY FACTS

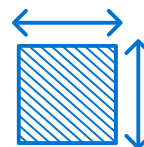


466-468 10th Avenue
Paterson, NJ 07514
Block 8311 Lot 2

RENT ROLL



5,925 SF



65' X 93'



\$24,089.16 (2024)

Unit	Bedrooms	Bathrooms	Status	Rent
1R	4	1	Occupied	\$1,500
1L	4	1	Occupied	\$2,500
2R	4	1	Occupied	\$1,575
2L	4	1	Occupied	\$1,800
3R	4	1	Occupied	\$1,800
3L	4	1	Occupied	\$1,600

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PROPERTY PICTURES



4



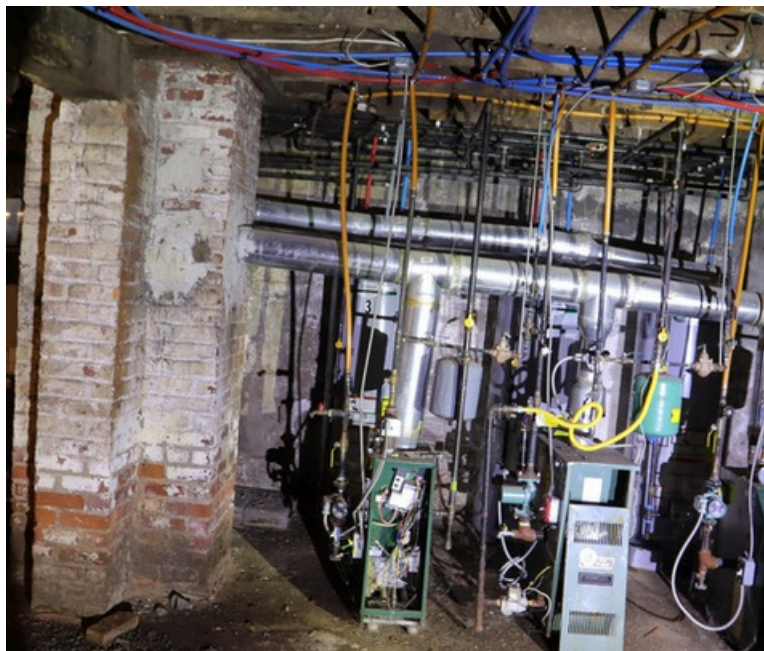
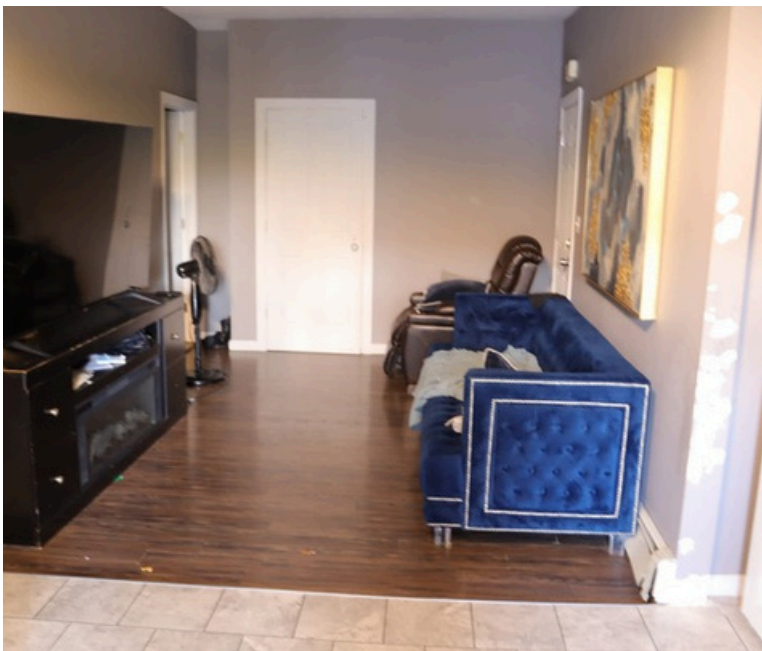
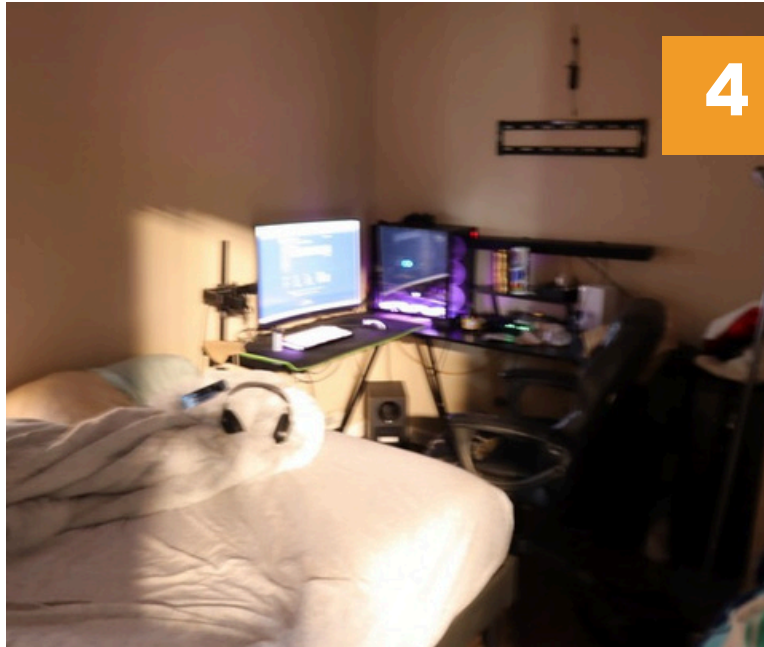
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PROPERTY PICTURES



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PROPERTY INFORMATION

Mixed use property with 2 retail units on the ground, 6 apartments above and a studio in the rear with a private entrance and fenced garden/patio area.

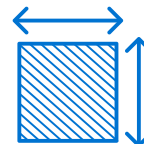
PROPERTY FACTS



**95 Market Street
Paterson, NJ 07505
Block 4605 Lot 8**



5,720 SF



26' X 112'



32,047.55 (2024)

RENT ROLL

Unit	Bedrooms	Bathrooms	Status	Location	Rent
*Retail Restaurant	N/A	1	Occupied	Ground	\$2,800
Retail Salon	N/A	1	Occupied	Ground	\$1,850
1	2	1	Occupied	1st Floor	\$1,160
2	2	1	Occupied	1st Floor	\$1,100
3	2	1	Occupied	2nd Floor	\$1,200
4	2	1	Occupied	2nd Floor	N/A
5	1	1	Occupied	3rd Floor	\$1,100
6	2	1	VACANT	3rd Floor	N/A
7 (Rear Studio)	1	1	VACANT	Rear (private)	N/A

*5 Year Lease

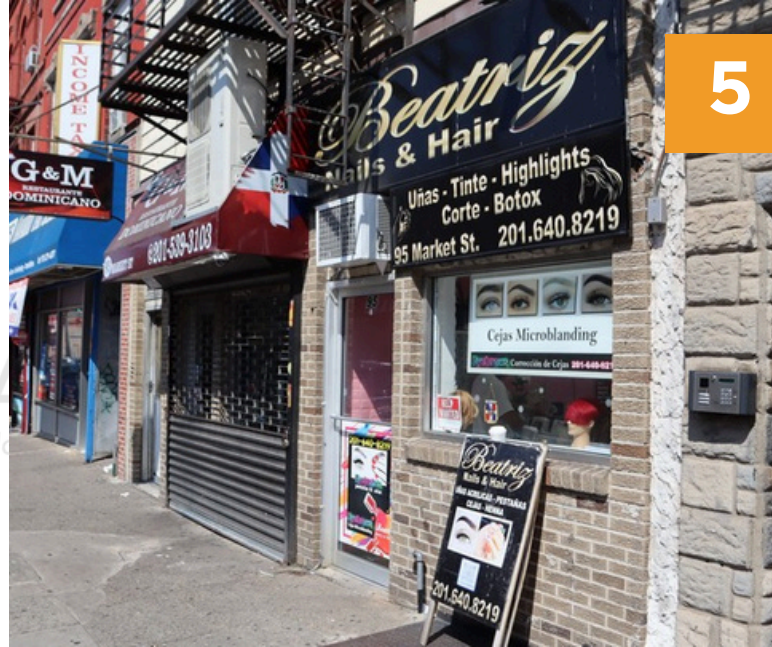
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PROPERTY PICTURES



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PROPERTY PICTURES



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PROPERTY PICTURES



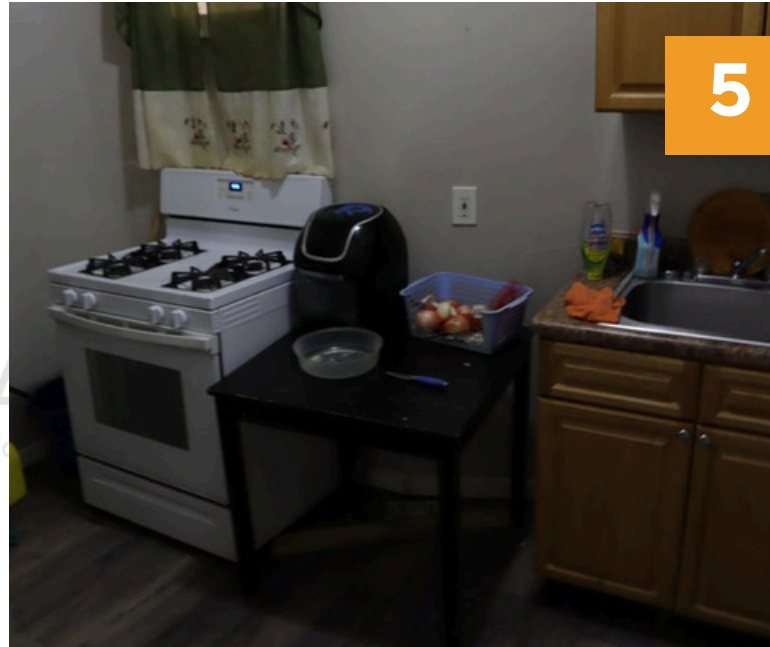
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PROPERTY PICTURES



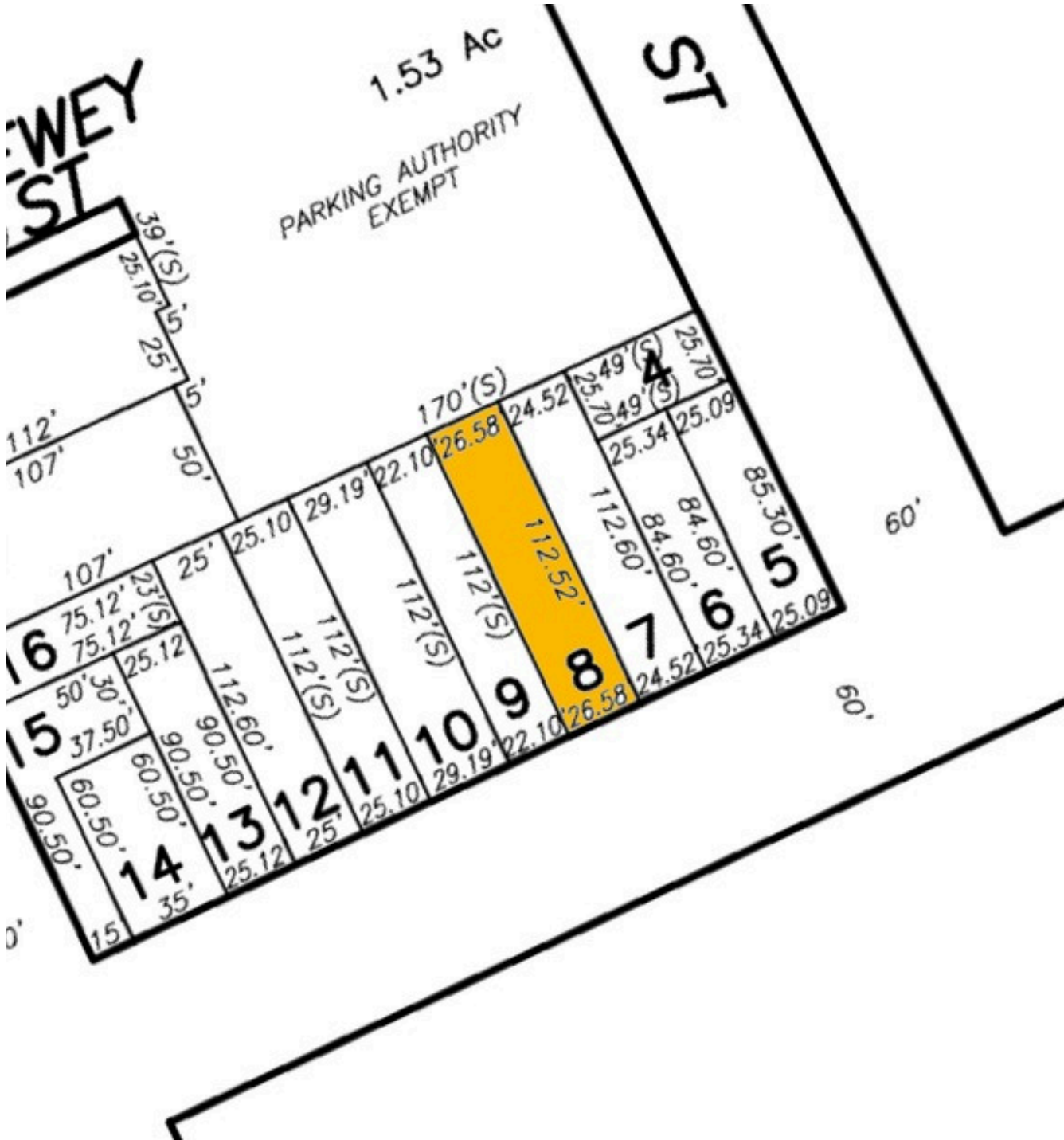
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