

PRESENT:
Hon. LISA S. OTTLEY
Justice

At IAS Part 76LSO of the Supreme Court of
the State of New York held in and for the
County of Kings at the Supreme Court, 360
Adams Street, Brooklyn, New York on the
29th day of July 2019.

In the Matter of

**VERNELL CRABB,
An Incapacitated Person**

Index No. 100222/2018

**ORDER TO APPOINT REAL ESTATE
APPRAISER, REAL ESTATE BROKER,
AND LANDLORD/ TENANT COUNSEL**

Upon the reading and filing of the Order and Judgment Appointing Guardian of the Person and/or Property, dated February 15, 2019, appointing CHERYL J. KINCH, Esq. as Temporary Guardian of the Property of VERNELL CRABB, an Incapacitated Person, with special limited duties specifically allowing her to sell the Incapacitated Person's real property, located at 17 Suydam Street, Brooklyn, NY 11221 (the "Property"), subject to the Court's prior approval;

NOW, THEREFORE, it is hereby

ORDERED, that DARWIN A. BERRY of CHANNEL REALTY CO. OF NA CORP. at 1713 Nostrand Avenue, Brooklyn, NY 11226, Fiduciary ID #196567 and NYS License

#46000020954 (Exhibit A), is appointed as APPRAISER, to perform an appraisal of the Property,

to report same under oath in writing to the Court on or before

and the return date herein fixed as AUGUST 15, 2019 at 10:30 A.M.

with fees of the Appraiser subject
in Part LSO, Room 479, 360 Adams St, Brooklyn NY 11201,
to further Court Order; and it is further *for the purpose of taking testimony*
and inquiring into the merits of the application;

ORDERED, that RICHARD FLATEAU of FLATEAU REALTY CORP. at 368A Decatur Street, Brooklyn, NY 11233, Fiduciary ID #595369 and NYS License #31FL0947818 (Exhibit B), is appointed as REAL ESTATE BROKER, to list the Property for sale for no less than the appraised value, and allow a broker's commission of no more than 4%, with fees of the Real Estate

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Broker subject to further Court Order; and it is further

ORDERED, that the Temporary Guardian of the Property is authorized, *nunc pro tunc*, to retain EARL ANTONIO WILSON, ESQ. of THE WILSON LAW FIRM, at 255 Livingston Street, Fourth Floor, Brooklyn, New York 11217, to bring a landlord/tenant holdover proceeding in Housing Court, pursuant to an executed retainer agreement (Exhibit C) in which The Wilson Law Firm will submit its time, fees and expenses to the Court for approval and agrees to accept the payment the Court awards as full payment.

Order, that the Temporary Guardian shall move by order to show cause, on notice for approval of the contract of sale.

ENTER


J.S.C.
HON. LISA S. OTLEY