



# ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION



TIMOTHY B. HOWARD  
SHERIFF

MARK N WIPPERMAN  
UNDERSHERIFF

---

134 W. EAGLE ST. — 4<sup>TH</sup> FLOOR BUFFALO, NY 14202

## SHERIFF'S REAL PROPERTY SALE # 00408287

BY VIRTUE OF a certain Writ of Execution, issued out of the SUPREME COURT, COUNTY of ERIE, and to me directed and delivered, I have levied upon and taken, which I shall expose for sale as the law directs at the Erie County Sheriff's Office Civil Enforcement Division, located on the 4<sup>th</sup> floor at 134 W. Eagle St., Buffalo, New York, on the 28<sup>th</sup> day of December, 2016 at 10:30 in the forenoon of that day – all the right, title, and interest which BRIAN J. DUFFEK had on the 11/29/2005 or at any time thereafter of, in, and to the following property, to wit: ALL THAT TRACT OR PARCEL OF LAND, situate in the town of Orchard Park, County of Erie and State of New York, being part of Lot No. 54, Township 9, Range 7 of the Holland Land Company's Survey and further distinguished as Subdivision Lot Number 18 as shown on a map entitled "Forest Crack Subdivision, Part One" filed in the Erie County Clerk's Office under Cover Number 2870.

Commonly referred to as: 180 Norwood Lane, Orchard Park, NY 14127

### Terms of the Sale are as follows:

- Strictly cash or attorney/bank check (attorneys must have an office in the 7<sup>th</sup> or 8<sup>th</sup> Judicial District of New York State); at least 10% down at the conclusion of bidding.
- Balance due by 4:00 PM the following business day from date of sale or within such reasonable extension of time as may be authorized by the Chief Deputy of the Civil Enforcement Division.
- Down payment may be subject to forfeiture if balance is not paid by due date/time.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 10/21/2016

Timothy B Howard, Sheriff  
Erie County Sheriff's Office  
Civil Enforcement Division  
By: Deputy Daniel Zlotek  
134 W. Eagle St. – 4<sup>th</sup> Floor  
Buffalo, NY 14202

Attorney for Plaintiff:  
COLLIGAN LAW, LLP  
12 FOUNTAIN PLAZA SUITE 600  
BUFFALO, NY 14202  
716-885-1150