



ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION



TIMOTHY B. HOWARD
SHERIFF

MARK N WIPPERMAN
UNDERSHERIFF

134 W. EAGLE ST. – 4TH FLOOR BUFFALO. NY 14202

SHERIFF'S REAL PROPERTY SALE # 00423658

BY VIRTUE OF a certain Writ of Execution, issued out of the FAMILY COURT, COUNTY of , 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 4th floor at 134 W. Eagle St., Buffalo, New York, on the **30th day of MAY , 2019 at 10:30** in the forenoon of that day – all the right, title, and interest which ANTHONY D. NEASMAN had on the 12/19/2018 or at any time thereafter of, in, and to the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF BUFFALO, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF FARM LOT NUMBER TEN (10) TOWNSHIP ELEVEN(11) AND RANGE EIGHT (8) OF THE HOLLAND LAND COMPANY'S SURVEY AND KNOWN AND DISTINGUISHED ON A CERTAIN MAP FILED IN ERIE COUNTY CLERK'S OFFICE ON AUGUST 29, 1890 UNDER MAP COVER 380 AS THE SOUTHERLY EIGHT(8) FEET, FRONT AND REAR OF SUBDIVISION LOT NUMBER 243 AND THE NORTHERLY TWENTY-FOUR (24) FEET OF SUBDIVISION LOT NUMBER 242.

BEGINNING AT A POINT IN THE WESTERLY LINE OF DURHAM AVENUE DISTANT THREE HUNDRED SIXTY-SEVEN AND SIXTY-ONE-HUNDREDTHS (367.66) FEET NORTHERLY FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF DELEVAN AVENUE, RUNNING THENCE NORTHERLY ALONG SAID LINE OF DURHAM AVENUE, THIRTY-TWO (32) FEET; THENCE WESTERLY AT RIGHT ANGLES WITH THE WESTERLY LINE OF DURHAM AVENUE, ONE HUNDRED TWENTY-FIVE (125) FEET; THENCE SOUTHERLY AT RIGHT ANGLES, THIRTY-TWO (32) FEET AND THENCE EASTERLY AT RIGHT ANGLES ONE HUNDRED TWENTY-FIVE(125) FEET TO THE PLACE OF BEGINNING

Commonly referred to as: **42 DURHAM AVE, BUFFALO, NY 14215**

Terms of the Sale are as follows:

- Strictly cash or attorney/bank check (attorneys must have an office in the 7th or 8th 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 interest of the judgment debtor being sold may be subject to lien, taxes or other encumbrances.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 3/25/2019

Timothy B Howard, Sheriff
Erie County Sheriff's Office
Civil Enforcement Division
By: Deputy Tysen Lincoln
134 W. Eagle St. – 4th Floor
Buffalo, NY 14202

Attorney for Plaintiff:
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