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 # 00396393

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 4th floor at 134 W. Eagle St., Buffalo, New York, on the 15th day of April , 2015 at 10:30 in the forenoon of that day – all the right, title, and interest which 686 MAIN STREET, LLC had on the 9/19/2013 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, bounded and described as follows:

BEGINNING in the west line of Main Street at the southeast corner of land formerly owned and occupied by Gurden C. Coit and owned in 1901 by Bryant B. Glenny, which point is also at the northeast corner of land conveyed to Charles Townsend by Gurdon C. Coit and his wife by deed dated August 3, 1857 and recorded in Liber 172 of Deeds at page 377 and which point is also on the southerly line of the brick building now on the Glenny Lot as erected prior to 1901 and which southerly line of said brick building was established as the boundary line between the Glenny and Townsend Lots in 1901 by agreement hereinafter mentioned and which point is distant 247.72 feet southerly from the southwest corner of Main and Tupper Street as monumented by the City of Buffalo in 1905 measuring along the west line of Main Street; thence running westerly along the south wall of said Glenny building and along said boundary line as established 181.92 feet to an angle in the brick building now on said Townsend Lot erected in 190 I and 1902; thence southerly parallel with Main Street and along the wall of said Townsend building 4 feet to another angle in said building; thence westerly on a line parallel with the south wall of the Glenny Building and also along the north wall of said Townsend building 55.25 feet to the east line of Pearl Street; thence southerly along the east line of Pearl Street 40.76 feet to the north line of land formerly owned and occupied as a residence by Peter Curtiss and owned in 1895 by John J. McWilliams and Daniel W. McWilliams which boundary line between the said Townsend and McWilliams Lots was established in 1895 by agreement as hereinafter mentioned; thence running easterly along the north line of said Curtiss Lot and the south line of the residence lot conveyed to Martha R. Townsend by deed from Gains B. Rich and his wife dated September 14, 1857 and recorded in Liber 168 of Deeds at page 521 and also along the boundary line as established between said Townsend and McWilliams Lots as hereinafter mentioned and also along the south wall of said Townsend building 236.94 feet to the west line of Main Street; thence northerly along the west line of Main Street 44.76 feet to the point of beginning.

Being the same premises which were conveyed to Martha R. Townsend by deed from Gains B. Rich and wife dated September 14, 1857 and recorded in Liber 168 of Deeds at page 521 and therein described as being 40 feet in width on Main and Pearl Streets and also including the additional plot of land conveyed to Charles Townsend by deed from Gurdon C. Coit and wife dated August 3, 1857 and recorded in Liber 172 of Deeds at page 377 and therein described as being 4 feet in width on Main Street and 182 feet in depth and which premises were thereafter continuously occupied by said Charles and Martha R. Townsend. The northerly and southerly line of .said premises have been fixed and determined by two certain boundary line agreements and deeds made and executed by Martha R. Townsend, with the owner of the premises lying immediately adjacent to and respectively south and north of the premises hereby conveyed to wit: one recorded in Liber 770 of Deeds at page 438 and in Liber 923 of Deeds at page 571.

Commonly referred to as: 686 Main Street Buffalo, NY 14202

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 Sheriff reserves the right to accept or reject any and all bids.**

Dated: 2/9/2015

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

Attorney for Plaintiff:
GALASSO, CHRISTOPHER ,D
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WILLIAMSVILLE, NY 14221