



# 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 # 00416092**

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 5th day of April, 2018 at 10:45 in the forenoon of that day – all the right, title, and interest which RAND SCHUSTER had on the 4/7/2010 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 Lot number 28 of the Jones Tract and being thirty-two (32) feet front and one hundred ten (110) feet in depth, situate on the southwest side of Ross Ave, six hundred forty-four of Ontario Street; side lines parallel with Ontario Street and rear lines Parallel with Ross Avenue.

Commonly referred to as: 120 Ross Ave, Buffalo NY 14207

### 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 interest of the judgment debtor being sold may be subject to liens, taxes, or other encumbrances.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 1/30/2018

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:  
CHIARI & ILECKI, LLP  
1 DELAWARE AVENUE SUITE 110  
KENMORE, NY 14217  
716-838-4300