



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 # 00401522

BY VIRTUE OF a certain Writ of Execution, issued out of the 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 15 day of December, 2015 at 10:30 in the forenoon of that day – all the right, title, and interest which VITO ANTONICELLI had on the 6/26/2013 or at any time thereafter of, in, and to the following property, to wit: ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF Cheektowaga, County of Erie and State of New York, being part of Lot No. 2, Township 11, Range 7 of the Holland Land Company's Survey, bounded and described as follows: BEGINNING in the southerly line of Old Broadway Road (formerly Buffalo and Lancaster Plank Road) at a distance of 75 feet easterly from the point of intersection of the southerly line of Broadway Road with the easterly line of Mill Road or Second Avenue as the same as laid down on a map filed in the Erie County Clerk's Office under Cover No. 113; thence along the southerly line of the Old Broadway Road, 75 feet; thence at right angles southerly about 246 feet more or less to land of the N.Y. Lackawanna and Western Rail Road Comp.; thence westerly along said railroad company's lands, 77.5 feet more or less to the southeasterly corner of land conveyed by said Seth H. Koopmans and wife to Josephine Klein (see deed dated February 9, 1891, and recorded February 17, 1891, in Liber 625 of Deeds at Page 261 in the Erie County Clerk's Office); thence northerly along the easterly line of lands so conveyed to said Klein, 257 feet more or less to the southerly line of the said Old Broadway Road (formerly Buffalo and Lancaster Plank Road) at the place of beginning.

Commonly referred to as: 3883 Broadway Street, Cheektowaga, NY 14227

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: 10/6/2015

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

Attorney for Plaintiff:
RAYMOND STILWELL
17 BERESFORD COURT
WILLIAMSVILLE, NY 14221