



# 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 # 00413962**

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 19th day of December 19, 2017 at 11:00 in the forenoon of that day – all the right, title, and interest which JOSEPH CARDONA had on the 12/11/2008 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. 34, Township 11, range 7 of the Holland Land Company's survey and earlier distinguished as subdivision lot number 63 as shown on a map filed in the Erie County Clerk's Office under Cover No. 1885 excepting and reserving The following described premises: beginning at a point in the easterly line of said subdivision lot number 63, distant 55.96 feet southerly from the northeasterly corner of said subdivision lot number 63; running thence southerly along the easterly line of subdivision lot number 63, a distance of 60 feet to the southeasterly corner of said subdivision lot number 63; running thence northwesterly along the northwesterly line of Pinewood Terrace, A distance of 8 feet to a point running thence northeasterly along a straight line a distance of 57.33 feet to the point or place of beginning.

Commonly referred to as: 43 Gaulbert St. Cheektowaga, NY 14211

### 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: 10/14/2017

Timothy B Howard, Sheriff  
Erie County Sheriff's Office  
Civil Enforcement Division  
By: Deputy Michael Hooch  
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