



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 # 00402554

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 2nd day of February, 2016 at 10:30 in the forenoon of that day – all the right, title, and interest which ROSALINE SCHWARTZ had on the 9/19/2014 or at any time thereafter of, in, and to the following property, to wit: All that tract or personal of land, situated in the town of West Seneca, County of Erie and State of New York, being part of Lot # 153 and 154 Of the Ebenezer Lands, And according to a map filed in the Erie County Clerk's office under cover 1069 is known as part of subdivision lot no, 1, bounded and described as follows:

Beginning at all point on the south line of Main Street where the east line of Lot #153 intersects, thence running westerly and along the south line of Main Street one hundred and eighty-nine hundredths (100.89) feet; thence running southerly and parallel to the east line of locks #153 and 154. three hundred twenty-eight and fifty-seven hundredths (328.57) feet, thence running easterly and at right angles to the last mentioned line sixty and eleven hundredths (60.11) feet, thence running northerly and at right angles to the last mentioned line twenty (20) feet, this line also being parallel to the east line of lots 153 and 154; thence running easterly and at right angles to the last mentioned line thirty-nine and eighty-nine hundredths (39.89) feet, to the east line of Lot #153; thence running northerly and along the east line of Lot #153, three hundred twenty one and ninety hundredths (321.90) feet to the south line of Main Street at the place of beginning, containing (0.751) of an acre of land, be the same or or less.

Commonly referred to as: 161 MAIN STREET, WEST SENECA NY 14224

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.**
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Dated: 11/25/2015

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

Attorney for Plaintiff
HINMAN, HOWARD & KATTELL
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