



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 # 00401917

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 24th day of February, 2016 at 10:30 in the forenoon of that day – all the right, title, and interest which MICHAEL HARMONY and WENDY HARMONY had on the 8/21/2015 or at any time thereafter of, in, and to the following property, to wit: Premises being situate in (Parcels "A" and "C"); Village of Gowanda, Town of Collins, County of Erie and state of New York, being part of Lot Number 36, Township 6, Range 8 of the Holland Land Company's Survey, bounded as follows:- Beginning at all point in the northerly bounds of Park Street, said point being 150.975 feet westerly measured along said northerly bounds from the intersection of the westerly bounds of the Erie Railroad Company's lands (formerly Buffalo and Southwestern Railroad Company) with the northerly bounds of Park Street, also being the southeasterly corner of land formerly owned by Fred C. Tietz and his wife, which deed was recorded in the Erie County Clerk's office in Liber 1142 of Deeds at page 114; thence north westerly at a right angle with the northerly bounds of Park Street and along the lands formally owned by Fred C. Tietz and his wife, a distance of 76.56 feet to the north bound land conveyed by Jane Conger to Hiram Henry by deed recorded in said clerk's office in Liber 378 of Deeds at page 204; fence northwesterly at an interior angle of 149° 42' along the line all the lands formally owned by said Fred C. Tietz and his wife and a continuation there of, 66.95 feet to the south line of land formally owned by one William Peacock and which said deed is recorded and said clerk's office in Liber 291 of Deeds at page 243; thence easterly at & interior angle of 75° 48' along the south line of lands formally owned by William Peacock 47.29 feet to the westerly bounds of land conveyed to David S. Prescott and his wife by deed recorded in said clerk's office in liber 5738 of Deeds at page 359; thence southeasterly at & interior angle of 134° 22' along said Prescotts land so conveyed distance of 100.98 feet to the north bound of Park Street; thence southwesterly at and interior angle of 90° 08' along the northerly bounds of Park Street 67.4 feet to the point or place of beginning, containing 0.173 of an acre by the same more or less, (Parcel "B") Also all that other tract or parcel of land situate in the Village of Gowanda, Town of Collins, County of Erie and State of New York being part of lot number 36, Township six, range eight of the Holland land company's survey, bounded and described as follows: Beginning at a point in the division line between lands owned by Lewis E Tietz and Eva B. His wife on the west and John Smith estate on the east, said point being distant 76.56 feet northerly from the northerly bounds of Park Street, measured along said division line; Thence northerly on continuation of said division line, 7.25 feet to a point; thence easterly parallel to Park Street at an interior angle of 90° 08', 4.22 feet to the westerly the bounds of said lands of Agnes A. Smith; thence southwesterly at an interior angle of 59° 42', 8.40 feet to the point of beginning.

Commonly referred to as: 36 PARK STREET, GOWANDA NY 14070



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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: 2/10/2016

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:
LEONARD BERKOWITZ
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