



# 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 # 00408551

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 12<sup>TH</sup> day of January, 2017 at 10:30 in the forenoon of that day – all the right, title, and interest which JIMMY CHEBAT had on the 5/1/2014 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 No 61, Township 11, Range 8 of the Holland Land Company's Survey, described as follows: BEGINNING at a point in the westerly line of Norwood A venue thirty (30) feet distant northerly from the point of intersection of the westerly line of Norwood A venue with the northerly line of Breckenridge Street thence westerly parallel with Breckenridge Street ninety (90) feet thence northerly parallel with Norwood A venue thirty (30) feet, thence easterly parallel with Breckenridge Street ninety (90) feet to said westerly line of Norwood A venue, thence southerly along said westerly line of Norwood A venue thirty (30) feet to the place of beginning.

Commonly referred to as: 446 NORWOOD AVENUE BUFFALO, NY 14222

### 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 Sheriff reserves the right to accept or reject any and all bids.**

Dated: 11/4/2016

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:  
COLLIGAN LAW, LLP  
12 FOUNTAIN PLAZA SUITE 600  
BUFFALO, NY 14202  
716-885-1150