



ERIE COUNTY SHERIFF'S OFFICE CIVIL PROCESS DIVISION



TIMOTHY B. HOWARD
SHERIFF

MARK N WIPPERMAN
UNDERSHERIFF

134 W. EAGLE ST. — 4TH FLOOR BUFFALO, NY 14202

SHERIFF'S REAL PROPERTY SALE

BY VIRTUE OF a certain Writ of Execution, issued out of the ERIE 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 Process Division, located on the 4th floor at 134 W. Eagle St., Buffalo, New York, on the 24th day of January, 2013 at 10:30 in the forenoon of that day — all the right, title, and interest which RICHARD A. BALESTERI had on June 1st, 1977 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 bounded and described as follows:

Beginning at a point in the north line of Lafayette Avenue formerly Bouck Avenue, at its intersection with the New York State reservation line: running thence northerly along the said reservation line 149.50 feet; thence westerly 66 feet to a point which on the line drawn at right angles with the southeasterly line of Bidwell Parkway would be a distance from said southeasterly line of Bidwell Parkway 150 feet; continuing thence southwesterly 11.30 feet to a point which on a line drawn at right angles with the north line of Lafayette Avenue would be a distance from said north line of Lafayette Avenue 130.40 feet; thence south in a direct line to a point in a north line of Lafayette Avenue 40 feet west of the intersection of said north line of Lafayette Avenue with the New York State reservation line; thence east along the north line of Lafayette Avenue 40 feet to the place of beginning.

EXCEPTING therefore that portion of aforesaid premises conveyed by Laura V. Mosher to Adolph Weiss by warranty deed dated July 22, 1909 and recorded in Erie County Clerk's Office in Liber 1141 of Deeds at page 554 and also excepting there from that portion of the aforesaid premises conveyed by Laura V. Mosher to Elizabeth S. Parkhurst by quit claim deed dated August 26, 1908 and recorded in said Erie County Clerk's Office in Liber 1191 of Deeds at page 1.

Commonly referred to as: 510 Lafayette Avenue, Buffalo, New York 14222.

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 Div.
- 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: 12/4/12



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Notice of sale publication dates: (1) October 10th,2012 (2) October 24th,2012 (3) November 7th,2012
(4) November 21st,2012

Sheriff Timothy B. Howard by Deputy Joseph Hastreiter
Erie County Sheriff's Office
Civil Process Division
134 West Eagle Street, Buffalo, New York 14202
(716)858-6252

Attorney for Plaintiff:
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Buffalo, New York 14202
(716)849-0021

Sheriff's Docket Number 378773

Date: 12/4/12