



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 # 00417209

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 **6th day of June, 2018 at 10:30** in the forenoon of that day – all the right, title, and interest which REFUGE TEMPLE EDUCATIONAL & CULTURAL CENTER had on the 6/27/2006 or at any time thereafter of, in, and to the following **properties in one sale**, to wit:

1. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number one hundred thirty-three (133) in said City and bounded as follows:

BEGINNING at a point between the northerly line of Genesee Street and the southerly line of Virginia Street, the said point is gained by drawing a line in northerly direction and at right angles with the northerly line of Genesee Street from a point of beginning five hundred sixty (560) feet east from the southwest corner of land conveyed by Jabez Goodell and wife to Elias Green and Moses Baker.

The point being fixed, the following is a description of the property conveyed:

BEGINNING at the above fixed point; thence running easterly parallel with Genesee Street fifty (50) feet; thence running northerly at right angles fifty-eight (58) feet to the southerly line of Virginia Street, fifty-six and sixty-six hundredths (56.66) feet; thence running southerly about eighty-eight (88) feet to the point of beginning.

COMMONLY KNOWN AS 977 VIRGINIA STREET, BUFFALO, NEW YORK 14204

2. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 133, bounded and described as follows:

BEGINNING at a point in the northerly line of Genesee Street four hundred eighty-five (485) feet easterly from the southwest corner of land conveyed by Jabez Goodell to Moses Baker and Elias Green; thence running northerly at right angles to Genesee Street one hundred fifty (150) feet; thence easterly at right angles to the last mentioned line twenty-five (25) feet; thence southerly at right angles one hundred fifty (150) feet to the northerly line of Genesee Street; thence westerly on the northerly line of Genesee Street twenty-five (25) feet to the place of beginning.

COMMONLY KNOWN AS 580 GENESEE STREET, BUFFALO, NEW YORK 14204

3. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number one hundred thirty-three (133) in said City, bounded as follows:



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BEGINNING in the southerly line of Cherry Street seven (7) feet southwesterly from its intersection with the southerly line of Virginia Street; thence southeasterly at right angles with Cherry Street one hundred (100) feet; thence northeasterly at right angles with the last mentioned line thirty-seven (37) feet; thence northwesterly parallel with the first mentioned line eighty-four (84) feet to the southerly line of Virginia Street; thence northwesterly along the southerly line of Virginia Street; thence northwesterly along the southerly line of Virginia Street thirty-three (33) and fifteen hundredths (15/100) feet to the intersection of Virginia and Cherry Street seven (7) feet to the place of beginning.

COMMONLY KNOWN AS 967 VIRGINIA STREET, BUFFALO, NEW YORK 14204

4. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number one hundred thirty-three (133) in said City, bounded and described as follows:

BEGINNING at a point in the southerly line of Virginia Street two hundred eight-three and ninety-two hundredths (283.92) feet westerly from its intersection with the westerly line of Jefferson Street; thence westerly along the southerly line of Virginia Street eleven and one-half (11½) feet; thence southeasterly at right angles to Genesee Street eighty-four and one-half (84½) feet more or less; thence northeasterly at right angles to the last mentioned line ten (10) feet; thence northwesterly at right angles to the last mentioned line about seventy-eight (78) feet to the southerly line of Virginia Street, the place of beginning.

COMMONLY KNOWN AS 969 VIRGINIA STREET, BUFFALO, NEW YORK 14204

5. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number 133, described as follows:

BEGINNING in the south line of Virginia Street forty-four and sixty-five hundredths (44.65) feet east from the intersection of the south line of Virginia Street with the east line of Cherry Street; running thence easterly along said line of Virginia Street twenty-eight and three-fourths (28¾) feet; thence southerly on a line at right angles to Cherry Street sixty-three (63) feet nine and one-half (9½) inches; thence westerly on a line parallel with Cherry Street twenty-five (25) feet; thence north at right angles seventy-eight (78) feet to the south line of Virginia Street at the place of beginning.

COMMONLY KNOWN AS 971 VIRGINIA STREET, BUFFALO, NEW YORK 14204

6. ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number 133 in said City, bounded and described as follows:



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BEGINNING at a point in the northerly line of Genesee Street, four hundred sixty (460) feet easterly from southwest corner of land conveyed by Jabez Goodell to Moses Baker and Elias Green; thence running northerly at right angles to Genesee Street, one hundred fifty (150) feet; thence easterly at right angles to the last mentioned line, twenty-five (25) feet; thence southerly at right angles, one hundred fifty (150) feet to Genesee Street; thence westerly along the northerly line of Genesee Street, twenty-five (25) feet to the place of beginning.

COMMONLY KNOWN AS 578 GENESEE STREET, BUFFALO, NEW YORK 14204

Commonly referred to as: 977 VIRGINIA STREET, BUFFALO, NEW YORK 14204, 580 GENESEE STREET, BUFFALO, NEW YORK 14204, 967 VIRGINIA STREET, BUFFALO, NEW YORK 14204, 969 VIRGINIA STREET, BUFFALO, NEW YORK 14204, 971 VIRGINIA STREET, BUFFALO, NEW YORK 14204, AS 578 GENESEE STREET, BUFFALO, NEW YORK 14204

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 interest of the judgment debtor being sold may be subject to lien, taxes or other encumbrances.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 4/2/2018

Timothy B Howard, Sheriff
Erie County Sheriff's Office
Civil Enforcement Division
By: Deputy Daniel Zlotek
716-858-6493
134 W. Eagle St. — 4th Floor
Buffalo, NY 14202

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