



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 # 00411318A

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 11:00 in the forenoon of that day – all the right, title, and interest which EDWARD R. CHURCH had on the 3/11/2016 or at any time thereafter of, in, and to the following property, to wit: All that Tract or Parcel of Land, situate in the Village and Town of Lancaster, County of Erie and State of New York, being those portions of Lot Number 4, Section ten (10), Township eleven (11) and Range six (6) of the Holland Land Company's survey, which upon a certain subdivision map of a part of said Lot 4, filed in Erie County Clerk's office under cover Number 490, are designated as subdivision lots four (4) and five (5) in block six (6) on the south side of Sawyer Avenue.

BEING a lot of land sixty-five and four tenths (65.4) feet front and rear by one hundred twenty-five (125) feet in depth on the south side of Sawyer Avenue, beginning forty (40) feet east of the point of intersection of the easterly line of Hawley Avenue with the southerly line of Sawyer Avenue.

Commonly referred to as: 72 Sawyer Ave, Lancaster, NY 14086

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 liens, mortgages, taxes or other encumbrances.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 4/3/2018

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:
LAW OFFICES OF JENNIFER HURLEY
390 ELMWOOD AVENUE
BUFFALO, NY 14222
716-883-4967