



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 # 00410800

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 12TH day of May, 2017 at 10:30 in the forenoon of that day – all the right, title, and interest which Joseph D. Santoro, JR had on the 02/03/2011 or at any time thereafter of, in, and to the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clarence, County of Erie and State of New York, being part of Lot No. 9, Section 9, Township 12, Range 6 of the Holland Land Company's Survey, described as follows: BEGINNING at a point in the center line of Shimerville Road, distant eight hundred eighty-six and eighty-eight hundredths (886.88) feet southerly from the intersection of said center line with the southerly line of Main Street;

Running THENCE WESTERLY at right angles to the center line of Shimerville Road two hundred fifteen (215) feet; THENCE SOUTHERLY parallel with said center line sixty five(65) feet; THENCE EASTERLY at right angles to said center line two hundred and fifteen(215) feet to a point in the center line of said road;

THENCE NORTHERLY along said center line of Shimerville Road sixty-five (65) feet to the point or place of beginning.

Commonly referred to as: 4306 Shimerville Road, Clarence Center, New York 14031

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: 03/07/17

Timothy B Howard, Sheriff
Erie County Sheriff's Office
Civil Enforcement Division
By: Deputy Daniel Wood
134 W. Eagle St. – 4th Floor
Buffalo, NY 14202

Attorney for Plaintiff:
GRASHOW LONG
1967 Wehrle Drive, Suite 9
Williamsville, New York 14221
T: (716) 634-7400

TELEPHONE: (716) 858-7606

FAX: (716) 858-7621

WEBSITE: WWW.ERIE.GOV/SHERIFF