



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 # 00418781

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 3rd day of October, 2018 at 10:30 in the forenoon of that day – all the right, title, and interest which JAMES A. BERNARDONI had on the 1/5/2009 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 Hamburg, County of Erie and State of New York, being part of Lot Number Four Hundred Forty-one(441), Township Ten (10), and Range Seven (7) of the Buffalo Creek Reservation, and further distinguished as Subdivision Lot Number Thirty-six (36), as shown on a map entitled "Clear View Estates", filed in the Erie County Clerk's Office under Cover Number 2340.

Commonly referred to as: 3235 Clearview Way, Blasdell, N.Y. 14220.

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: 08/20/2018

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

Attorney for Plaintiff:
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