



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 # 00388651

BY VIRTUE OF a certain Writ of Execution, issued out of the STATE 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 MAY, 2014 AT 10:30 IN THE FORENOON OF THAT DAY – all the right, title, and interest which KEVIN JANIAC had on 2/9/2010 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 Aurora, County of Erie and State of New York, being part of Lot No. 2, Township 9 , Range 6 of the Holland Land Company's Survey, bounded and described as follows: Beginning at a point of the center line of the State Road running southerly from East Aurora to Olean, and the north line of lands owned by Josephus Akley and in the south line of lands formerly owned by Charles Warner; thence westerly along the north line of land so owned by Joseph Akley and the south line of lands owned formerly owned by Charles Warner and now owned by Joseph J. Barber, 40 rods to a point: thence south parallel to the center line of said State Road, 4 rods; thence easterly parallel to the north line hereof 40 rods to the center of said Road; thence in a northerly direction along the center of said State Road, 4 rods to the place of beginning, containing 1 acre of land be the same more or less. ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 2, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows: BEGINNING at a point in the north line of lands conveyed to Melvin H. Stadel and Helen B, his wife by Simeon Ralph Robinson by deed recorded in Erie County Clerk's Office on September 26, 1947, 142 feet westerly from the intersection of the said north line of the said lands so conveyed to Melvin H. Stadel and Helen B. his wife and the center line of Olean Road; thence south at right angles to said north line of said lands of Melvin H. Stadel and Helen B. his wife a distance of 1 foot to a point; thence westerly and parallel to the north line of the said lands of Melvin H. Stadel and Helen B. his wife a distance of 20 feet to a point; thence northerly and at right angles a distance of 1 foot to said north line of said lands of Melvin H Stadel and Helen B, his wife; thence easterly along the north line of said lands of Melvin H. Stadel and Helen B, his wife 20 feet to the place of beginning, AND COMMONLY KNOWN AS 1821 OLEAN ROAD, SOUTH WALES , NY 14139.

Notice of sale publications dates: 1. March 5th 2014, 2. March 19th 2014, 3. April 2 2014, 4. April 16th

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: 2/25/2014

TIMOTHY B. HOWARD
Erie County Sheriff's Office
By Deputy M. Hoock
Civil Enforcement Division
134 W. Eagle St. – 4th Floor
Buffalo, NY 14202

Attorney for Plaintiff:
CHIARI & ILECKI, LLP
14 LAFAYETTE SQUARE
BUFFALO, NY 14203
716-838-4300