



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 # 00393028

BY VIRTUE OF a certain Writ of Execution, issued out of 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 November, 2014 at 10:30 in the forenoon of that day** — all the right, title, and interest which SUSAN LYNN ANDREWS had on the 11/5/2007 or at any time thereafter of, in, and to the following property, to wit: ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of lot No.76, Township 11, Range 8 of the Holland Land Company Survey and being the southerly fifteen (15) feet of Subdivision Lot No. 220, and the northerly twenty (20) feet of subdivision Lot No. 219, as the same is shown on a certain map or plan, filed in the Erie County Clerk's Office under Map Cover No. 1104, being more particularly bounded and described as follows: **BEGINNING** at a point in the easterly line of Rugby Road, distant northerly 304.32 feet from the point of intersection of the said easterly line of Rugby Road with the northerly line of Linden Avenue; running thence northerly along the easterly line of Rugby Road 36 feet; thence easterly at right angles to the easterly line of Rugby Road 130 feet; thence southerly parallel with the easterly line of Rugby Road 35 feet; thence westerly again at right angles to the easterly line of Rugby Road 130 feet to the easterly line of Rugby Road at the point or place of beginning, Commonly referred to as: **31 Rugby Road, Buffalo NY 14216**

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: 8/25/2014

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

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