



# ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION



TIMOTHY B. HOWARD  
SHERIFF

MARK N WIPPERMAN  
UNDERSHERIFF

134 W. EAGLE ST. – 4<sup>TH</sup> FLOOR BUFFALO. NY 14202

## SHERIFF'S REAL PROPERTY SALE # 00419118

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 4<sup>th</sup> floor at 134 W. Eagle St., Buffalo, New York, on the **20<sup>TH</sup> day of SEPTEMBER, 2018 at 10:30 in the forenoon** of that day – all the right, title, and interest which Halladay Farms, LLC had on the 2/27/2018 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 Cheektowaga, County of Erie and State of New York, being part of Lot Number Twenty-three(23), Township Eleven(11), Range Seven(7) of the Holland Land Company's Survey and according to map filed in Erie County Clerk's Office and under cover No. 800, is known as Subdivision Lots Numbers Thirteen(13) and Fourteen(14).

AND ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cheektowaga, County of Erie and State of New York, being part of Lot No.23, Township 11, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the north line of Stradtman Ave., as conveyed to the Town of Cheektowaga by deed recorded in the Erie County Clerk's Office in Liber 1394 of Deeds at page 206, distant 107.5 feet westerly from its intersection with the west line of Mansion Ave. as shown on Map Cover No.800; thence westerly along the north line of Stradtman Ave. 145.75 feet; thence northerly and parallel with the west line of Mansion Ave. 271.05 feet to a point in the south line of the Lehigh Valley Railroad; thence northeasterly along the south line of said Railroad property 155.33 feet to a point; thence southerly and parallel with the west line of Mansion Ave. 326.72 feet to the point of beginning

SUBJECT to easements, rights of way and restrictions of record, if any.

**Commonly referred to as:**

50 Stradtman Avenue, Buffalo, NY 14206

Mansion Avenue, Buffalo, NY 14206 (residential vacant, adjacent to 50 Stradtman.)

### Terms of the Sale are as follows:

- Strictly cash or attorney/bank check (attorneys must have an office in the 7<sup>th</sup> or 8<sup>th</sup> 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: 7/20/2018

Timothy B Howard, Sheriff  
Erie County Sheriff's Office  
Civil Enforcement Division  
By: Deputy Tysen Lincoln  
134 W. Eagle St. – 4<sup>th</sup> Floor  
Buffalo, NY 14202

Attorney for Plaintiff:  
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