



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 # 00413962

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 20th day of December 2017 at 11:00 in the forenoon of that day – all the right, title, and interest which JOSEPH CARDONA had on the 12/11/2008 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 No. 34, Township 11, range 7 of the Holland Land Company's survey and earlier distinguished as subdivision lot number 63 as shown on a map filed in the Erie County Clerk's Office under Cover No. 1885 excepting and reserving The following described premises: beginning at a point in the easterly line of said subdivision lot number 63, distant 55.96 feet southerly from the northeasterly corner of said subdivision lot number 63; running thence southerly along the easterly line of subdivision lot number 63, a distance of 60 feet to the southeasterly corner of said subdivision lot number 63; running thence northwesterly along the northwesterly line of Pinewood Terrace, A distance of 8 feet to a point running thence northeasterly along a straight line a distance of 57.33 feet to the point or place of beginning.

Commonly referred to as: 40 Pinewood Terr. Cheektowaga, NY 14225

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 liens, taxes or other encumbrances.
- **The Sheriff reserves the right to accept or reject any and all bids.**

Dated: 10/14/2017

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

Attorney for Plaintiff:
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