



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 # 00430941

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 **25th day of JUNE, 2020 at 11:30** in the forenoon of that day – all the right, title, and interest which LINDA MEANS had on the 7/29/2014 or at any time thereafter of, in, and to the following property, to wit:

PARCEL "A"

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. 24, Township 11, Range 8 of the Holland Land Company's Survey, described as follows:-

Beginning at a point in the southerly line of Landon Street, at the distance of 130 feet westerly from the intersection of the westerly line of Humboldt Parkway with the southerly line of Landon Street: running thence westerly along the southerly line of Landon Street, 33 feet: thence southerly at right angles to Landon Street, 112 feet: thence easterly and parallel with Landon Street, 33.09 feet more or less to a point, 130 feet westerly of Humboldt Parkway: thence northerly and parallel with Humboldt Parkway, 112 feet to the place of beginning

PARCEL "B"

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. 24, Township 11, Range 8 of the Holland Land Company's Survey, described as follows: -

Beginning at a point in the southerly line of Landon Street, at the distance of 130 feet westerly from the intersection of the westerly line of Humboldt Parkway with the southerly line of Landon Street: running thence westerly along the southerly line of Landon Street, 33 feet: thence southerly at right angles to Landon Street, 112 feet: thence easterly and parallel with Landon Street, 35.09 feet to a point, 130 feet westerly of Humboldt Parkway: thence northerly and parallel with Humboldt Parkway, 112 feet to the place of beginning

A5-12-127 & 128

Commonly referred to as: **253 Landon St, Buffalo, NY 14208**

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: 4/20/2020

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

Attorney for Plaintiff:
ILECKI & OSTROWSKI, LLP
1 DELAWARE ROAD SUITE 110
KENMORE, NY 14217
716-838-4300