# SHERIFF’S REAL PROPERTY SALE # 00434683

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 **22** day of **July, 2021** at **11:00** in the forenoon of that day – all the right, title, and interest which MARTHA COLEMAN had on the 8/25/2014 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 Number forty-five (45), Township eleven (11), Range seven (7) of the Holland Land Company’s Survey and further distinguished as Subdivision Lot Number forty-five (45) and the east three (3) feet of Subdivision Lot Number forty-six (46) as shown on a map filed in Erie County Clerk’s Office under Cover Number 1468, being fifty and one hundredths (50.01) feet front, forty-nine and eight hundred fourteen thousandths (49.814) feet rear by seventy-nine and thirty-eight hundredths (79.38) feet in depth, Martha Avenue, south side, and one thousand thirty-seven (1.037) feet east of Suffolk Street.

**Commonly referred to as: 193 Martha Ave, Buffalo, NY 14215**

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: 5/21/2021

Timothy B Howard, Sheriff

Erie County Sheriff’s Office

Civil Enforcement Division

By: Deputy Richard Retzlaff

134 W. Eagle St. – 4th Floor

Buffalo, NY 14202

Attorney for Plaintiff:

ILECKI & OSTROWSKI, LLP

1 DELAWARE ROAD SUITE 110

KENMORE, NY 14217

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