# SHERIFF’S REAL PROPERTY SALE # 00434591

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 **22nd** day of **JULY**, **2021** at **1030** in the forenoon of that day – all the right, title, and interest which SHEENA WORTHY had on the 5/1/2014 or at any time thereafter of, in, and to the following property, to wit:

**ALL THAT TRACT OR PARCEL LAND,** situate in the City of Buffalo, County of Erie and State of New York, being a part of Farm Lot No. 42, Township 11, Range 8, of the Holland Land Company’s Survey and on a Subdivision Map of a part of the said Farm Lot No. 42 filed in the Erie County Clerk’s Office under Cover No. 447 is designated and described as Subdivision Lot No. 15; said Subdivision Lot No. 15 being 35 feet in front on the easterly side of Worcester (formerly Highland Place) by 120 feet in depth on the northerly line and 117.21 feet in depth on the southerly line.

Commonly referred to as: **23 WORCESTER PLACE, BUFFALO, NEW YORK 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: 5/17/2021

Timothy B Howard, Sheriff

Erie County Sheriff’s Office

Civil Enforcement Division

By: Deputy Todd Jones

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