



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 # 00431058

BY VIRTUE OF a certain Writ of Execution, issued out of the SUPREME COURT, COUNTY of NIAGARA, 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 **16TH day of JULY, 2020 at 11:30** in the forenoon of that day – all the right, title, and interest which MIGUEL RIVERA had on the 8/13/2014 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 eighty-six (86), Township eleven (11), Range eight (8) of the Holland Land Company's Survey and further distinguished as Subdivision Lot Number five hundred seventy-nine (579) in Block "B", as shown on a map filed in the Erie County Clerk's Office under Cover Number 1015, and more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of Stratford Road, distant five hundred five (505) feet westerly from the point of intersection of the said southerly line of Stratford Road with the westerly line of Delaware Avenue (as shown on said map);

RUNNING THENCE westerly along the said southerly line of Stratford Road, thirty-five (35) feet;

THENCE southerly at right angles to Stratford Road, one hundred twenty-two (122) feet;

THENCE easterly parallel to Stratford Road, thirty-five (35) feet;

THENCE northerly at right angles one hundred twenty-two (122) feet to the southerly line of Stratford Road at the place of BEGINNING.

Commonly referred to as: 152 Stratford Rd, Buffalo, NY 14216

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: 5/10/2020

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:
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