



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 # 00423797

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 **13th day of JUNE, 2019 at 10:30** in the forenoon of that day – all the right, title, and interest which GARY SCHWALLIE had on the 3/27/2014 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 No. 45, Township 11, Range 7 of the Holland Land Company's Survey, and further distinguished as the westerly 11.667 feet of the Subdivision Lot No. 73 and all of Subdivision Lot No. 74 as shown on a map filed in the Erie County Clerk's Office under Cover No. 1524, being 46.667 feet front and rear by 105 feet in depth, situate on the northerly side of Davidson Avenue, 128.333 feet west of Janet Street.

Commonly referred to as: **330 Davidson 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: 4/5/2019

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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