



# ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION



TIMOTHY B. HOWARD  
SHERIFF

MARK N WIPPERMAN  
UNDERSHERIFF

134 W. EAGLE ST. — 4<sup>TH</sup> FLOOR BUFFALO. NY 14202

## SHERIFF'S REAL PROPERTY SALE # 00421554

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 4<sup>th</sup> floor at 134 W. Eagle St., Buffalo, New York, on the 27 day of March, 2019 at 10:30 in the forenoon of that day – all the right, title, and interest which EMILIANO A. GELDRES had on the 10/4/2018 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 Block No. 104 in said City, Bounded and described as follows: Beginning at a point in the easterly line of Fourteenth Street 233.5 feet distant northerly from the north line of Jersey Street, as a 6 rod street; and running thence easterly at right angles with Fourteenth Street 100 feet; thence northerly parallel with Fourteenth Street 50 feet; thence westerly at right angles 100 feet to Fourteenth Street; thence southerly on the easterly line of Fourteenth Street 50 feet to the place of beginning.

Commonly referred to as: 93 Fourteenth St, Buffalo, NY 14213.

### Terms of the Sale are as follows:

- Strictly cash or attorney/bank check (attorneys must have an office in the 7<sup>th</sup> or 8<sup>th</sup> 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: 1/22/2019

Timothy B Howard, Sheriff  
Erie County Sheriff's Office  
Civil Enforcement Division  
By: Deputy Richard Retzlaff  
134 W. Eagle St. – 4<sup>th</sup> Floor  
Buffalo, NY 14202

Attorney for Plaintiff:  
JONATHAN SCAROZZA  
70 BEST STREET  
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