



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 # 00419933

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 **8th day of November, 2018 at 10:30 in the forenoon of that day** – all the right, title, and interest which SHAWN WASHINGTON had on the 10/29/2009 or at any time thereafter of, in, and to the following property, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot 55, Township 11, Range seven (7) of the Holland Land Company's Survey and further distinguished as Subdivision Lot Number twenty-six (26) in Block Number twelve (12), as shown on map recorded in the Erie County Clerk's Office in Liber 599 of Deeds at page 58, being forty-seven and twenty-six hundredths (47.26) feet front, twenty-nine and six hundredths (29.06) feet rear by one hundred fifty-one and ten hundredths (151.10) feet east line, one hundred fifty (150) feet west line, in depth, Minnesota Avenue, northwest corner of Comstock Avenue.

Commonly referred to as: 314 Minnesota 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: 9/4/2018

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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