



ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION

JOHN C. GARCIA
SHERIFF

WILLIAM J. COOLEY
UNDERSHERIFF



134 W. EAGLE ST. – 4TH FLOOR BUFFALO, NY 14202

SHERIFF'S REAL PROPERTY SALE # 00443919

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 20th day of April, 2023 at 10:30 in the forenoon of that day – all the right, title, and interest which ENAAME MEDFORD LENNOX FARRELL had on the 8/2/2019 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, known and described as residential vacant lot, Serial Number 1548, 1054 West, 99 N Auburn, 22.50 (frontage) x 87 (depth), District Number 147007 and Certificate Number 04632200 and being part of the premises conveyed by the City of Buffalo and the City of Buffalo Sewer Authority to Enaame L. Farrell and Natalie Apparicio-Farrell by way of a Referee's Deed dated December 17, 2014 and recorded in the Erie County Clerk's Office in Liber 11273 of the Deeds at page 8743.

Commonly referred to as: **1054 West Avenue, Buffalo, New York 14213**

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: 2/9/2023

John C. Garcia, Sheriff
Erie County Sheriff's Office
Civil Enforcement Division
By: Deputy Richard Retzlaff
134 W. Eagle St. – 4th Floor
Buffalo, NY 14202

Attorney for Plaintiff:
HARRIS BEACH PLLC
99 GARNSEY ROAD
PITTSFORD, NY 14534
800.685.1429