



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 # 00443751

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 10:00 in the forenoon of that day – all the right, title, and interest which GREGORY CRACOLICE had on the 1/23/2014 or at any time thereafter of, in, and to the following property, to wit:

ALL THAT TRACT OR PANCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, bounded and described as follows:

COMMENCING at a point in the easterly line of Oxford Avenue (formerly Oxford Place) distant forty-four and seventy-eight hundredths (44.78) feet northerly from its intersection with the northerly line of Balcom Street; running thence northerly along said easterly line of Oxford Avenue forty (40) feet; thence easterly at right angles one hundred twenty-two (122) feet; thence southerly forty and forty hundredths (40.40) feet; thence westerly one hundred twenty-eight (128) feet to said line of Oxford Avenue at the place of the beginning, and being further distinguished as Subdivision Lot Number forty-nine (49) according to a Subdivision Map of part of Lots 61 and 62, Township 11 and Range 8, made for Albert T. Story by M. Davey, Surveyor and C.E. and filed in Erie County Clerk's Office under cover No. 459

Commonly referred to as: **97 Oxford Avenue, Buffalo NY 14209**

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: 2/7/2023

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:
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