



# ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION

JOHN C. GARCIA  
SHERIFF

WILLIAM J. COOL  
UNDERSHERIFF



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

## **SHERIFF'S REAL PROPERTY SALE # 00465637**

BY VIRTUE OF a certain Writ of Execution, issued out of the SUPREME COURT, COUNTY of , 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 **24<sup>TH</sup> day of MARCH, 2026** at **10:30** in the **forenoon** of that day – all the right, title, and interest which THOMAS GROGAN had on the 9/10/2021 or at any time thereafter of, in, and to the following property, to wit: For a free copy of the deed/property description by mail, fax, or email. Contact Deputy Daniel Zlotek at 716-858-6493 or [zlotekd@erie.gov](mailto:zlotekd@erie.gov)

Commonly referred to as: 1217 KENMORE AVE, BUFFALO, NY 14217

### 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: 1/13/2026

John C. Garcia, Sheriff  
Erie County Sheriff's Office  
Civil Enforcement Division  
By: Deputy Daniel Zlotek  
134 W. Eagle St. – 4<sup>th</sup> Floor  
Buffalo, NY 14202

Attorney for Plaintiff:  
ILECKI LAW, LLP  
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