



# ERIE COUNTY SHERIFF'S OFFICE CIVIL ENFORCEMENT DIVISION

JOHN C. GARCIA  
SHERIFF

WILLIAM J. COOLEY  
UNDERSHERIFF



---

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

## **SHERIFF'S REAL PROPERTY SALE #00466670**

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 **19<sup>th</sup> day of May, 2026 at 10:30** in the forenoon of that day – all the right, title, and interest which BEACH-ELMWOOD PROPERTIES, LLC had on the 4/9/2025 or at any time thereafter of, in, and to the following property, to wit: A copy of the property description can be provided by mail, email, or fax by contacting the Deputy below.

**Commonly referred to as: 30 East Amherst Street, City of Buffalo, County of Erie and State of New York (Tax Id.: 90.21-1-3).**

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: 3/9/2026

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

Attorney for Plaintiff:  
BRIAN R. HENZEL PLLC  
PO BOX 888  
PITTSFORD, NY 14534  
585-749-1612