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 # 00474616

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 **14th day of January, 2027 at 10:30 in the forenoon of that day** – all the right, title, and interest which ABDUL MOMEN had on the 4/1/2026 or at any time thereafter of, in, and to the following property, to wit: For a free copy of the property description/deed by fax or email, contact Deputy Daniel Zlotek at 716-858-6493 or zlotekd@erie.gov

Commonly referred to as:**101 Poplar Ave, Buffalo NY 14211**

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: 11/5/2026

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

Attorney for Plaintiff:
RAFI AHMEDULLAH
86 BENZINGER STREET
BUFFALO, NY 14206
716-440-3624