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 # 00463460

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 **10th** day of **December, 2026** at **12:00 P.M.** – all the right, title, and interest which JEFFREY P. MILLER had on the 1/24/2022 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

Commonly referred to as:

- **93 Blaine Ave, Buffalo, NY 14208**

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: 11/18/2026

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:
VALLONE LAW, PLLC
2560 WALDEN AVENUE SUITE 104
CHEEKTOWAGA, NY 14225
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