

ORLEANS COUNTY SHERIFF'S NOTICE OF SALE

STATE OF NEW YORK)

INDEX NO. 13-40811

COUNTY OF ORLEANS) SS:

EXECUTION NO. PE 23000327

By virtue of a Property Execution issued out Orleans County Supreme Court of the State of New York, to me directed and delivered, against the goods, chattels, lands and tenements of Edward R. Miller, Jr., I have seized and taken all the right, title and interest of the said Edward R. Miller, Jr., (Defendant, Judge Debtor) in and to the following described property known as 16479 Ridge Road, Holley, New York.

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Murray, County of Orleans, and States of New York, distinguished as being part of Lot Number 221 and 222, Township 4, of the 100,000 Acre Tract, so-called, bounded and described as follows:

BEGINNING at the northwesterly corner of Lot Number 221, at a point in the center of Center Road;

THENCE easterly along the northerly bounds of Lot Number 221, a distance of 1320.00 feet to the northeasterly corner thereof;

THENCE continuing easterly along the northerly bounds of Lot Number 222, a distance of 666.76 feet to the northwesterly bounds of land deeded to Brian D. Northrup and Susan R. Northrup, by deed recorded in the Orleans County Clerk's Office in Liber 425 of Deeds at Page 130.

THENCE southerly along the westerly bounds of land described in said Liber 425 of Deeds at Page 130, a distance of 1598.52 feet record, 1620.60 feet measured, to the southwesterly corner thereof;

THENCE easterly along the southerly bounds of land described in said Liber 425 of Deeds at Page 130, a distance of 681.78 feet record, 684.78 feet measured, to a point on the easterly bounds of Lot Number 222;

THENCE southerly along the easterly bounds of Lot Number 222, a distance of 1600.00 feet to the northeasterly corner of land deeded by the estate of Marjorie Ellison to Trustees Jerry Ellison and Marjorie Ellison by deed recorded in the Orleans County Clerk's Office in Liber 480 of Deeds at Page 257;

THENCE southwesterly along the northerly bounds of land described in said Liber 480 of Deeds at Page 257 on a line forming an interior angle of 134°-33'-04" with the last described course, a distance of 290.40 feet to a point;

THENCE southwesterly continuing along the northerly bounds of land described in said Liber 480 of Deeds at Page 257, on a line forming an interior angle of 164°-29'-34" with the last described course, a distance of 103.62 feet to the northeasterly corner of land deeded to James Cavalier, Sr. by deed recorded in the Orleans County Clerk's Office in Liber 433 of Deeds at page 151;

THENCE westerly along the northerly bounds of lands described in said Liber 433 of Deeds at Page 151, a distance of 990.00 feet to a point on the easterly bounds of Lot Number 221;

THENCE southerly along the easterly bounds of Lot Number 221, a distance of 792.45 feet to a point on the northerly bounds of Ridge Road as appropriated by the People of the State of New York. Further described in Liber 295 of Deeds at Page 30, filed in the Orleans County Clerk's Office. Noted on highway maps of Gaines – Murray Part 2, S.H. No. 5697, Orleans County Map No.9, Parcels 14 and 15;

THENCE westerly along the northerly bounds of Ridge Road as described in said Liber 295 of Deeds at Page 30, a distance of 258.90 feet measured, to a point;

THENCE continuing westerly along the northerly bounds of Ridge Road a distance of 415.92 feet to the southeasterly corner of lands deeded to Francine M. Hewitt by deed recorded in the Orleans County Clerk's Office in Liber 489 of Deeds at Page 286;

THENCE northerly along the easterly bounds of lands described in said Liber 489 of Deeds at Page 286, a distance of 295.02 feet to the northeasterly corner thereof;

THENCE westerly along the northerly bounds of land described in said Liber 489 of Deeds at Page 286, a distance of 227.70 feet to a point in the easterly bounds of land deeded to Robert J. Wilting and Dorothy J. Wilting by deed recorded in the Orleans County Clerk's Office in Liber 269 of Deeds at Page 474;

THENCE northerly along the easterly bounds of land described in said Liber 269 of Deeds at Page 474, along a line forming an interior angle of $81^{\circ}-01'-02''$ with the last described course, a distance of 149.16 feet to a point;

THENCE northerly along a line parallel with the westerly bounds of Lot Number 221 a distance of 828.30 feet to the northeasterly corner of lands described in said Liber 269 of Deeds at Page 474;

THENCE westerly along the northerly bounds of land described in said Liber 269 of Deeds at Page 474, and parallel with northerly bounds of Ridge Road, a distance of 495.00 feet to a point on the westerly bounds of Lot Number 221;

THENCE northerly along the westerly bounds of Lot Number 221, a distance of 2791.16 feet to the point or place of beginning.

EXCEPTING ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND, situate in the Town of Murray, County of Orleans and State of New York, distinguished as being part of Lot Numbers 221 and 222, Township 4 of the 100.00 Acre Tract, so called bounded and described as follows:

Beginning at the northwesterly corner of Lot Number 221, at a point in the center of Center Road; thence easterly along the northerly bounds of Lot Number 221, a distance of 1320.00 feet to the northeasterly bounds of Lot Number 222, a distance of 666.76 feet to the northwesterly bounds of land Deeded to Brian D. Northrup and Susan R. Northrup by Deed recorded in Orleans County Clerk's Office in Liber 425 of Deeds at page 130; thence southerly along the westerly bounds of lands described in Liber 425 of Deeds at page 130, a distance of 1598.52 feet to the southwesterly corner thereof; thence westerly on a line forming an interior angle of $91^{\circ}24'08''$ with the last described course a distance of 1975.79 feet to a point in the center of Center Road: thence northerly along the center line of Center Road 1620.60 feet to the place of beginning.

ALSO EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Murray, County of Orleans, State of New York distinguished as being part of Lot No. 221, Township 4 of the 100,000 Acre Tract so-called, bounded and described as follows: BEGINNING at a point on the westerly bounds of Lot 221, being the centerline of Center Road, at a distance of 1670.60 feet southerly from the northwesterly corner of Lot 221, said point of beginning being 50.00 feet southerly from the southwesterly corner of lands deeded to William G. Fahey and Donna C. Fahey by deed recorded in the Orleans County Clerk's Office in Liber 249 of Records at Page 264; thence easterly along a line parallel with the southerly bounds of lands described in said Liber 240 of Records at Page 264 a distance of 489.16 feet to a point; thence southerly along a line parallel with the westerly bounds of Lot 221 a distance of 1205.56 feet to the northeasterly corner of lands deeded to Robert Wilting and Dorothy J Wilting by deed recorded in the Orleans County Clerk's Office in Liber 269 of Deeds at Page 474; thence westerly along the northerly bounds of lands described in said Liber 269 of Deeds at Page 474 a distance of 495.00 feet to a point on the westerly bounds of Lot 221; thence northerly along the westerly bounds of Lot 221 a distance of 1120.56 feet to the point or place of beginning.

ALSO EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Murray, County of Orleans and State of New York distinguished as being a part of Lots 221 and 222 in Township 4 of the 100,000 Acre Tract, bounded and described as follows: BEGINNING at a point in the centerline of Center Road and the west line of Lot 221 a distance of 1620.60 feet southerly from the northwest corner of Lot 221; thence running easterly at an interior angle of $91^{\circ}-01'-08''$ a distance of 1975.79 feet to a point; thence continuing easterly parallel with the north line of Lot 222, a distance of 1000.00 feet to a point; thence running westerly parallel with the north line of the parcel hereby described, a distance of 2140.68 feet to a point in the east line of a parcel conveyed to Robert M Fisher by Warranty Deed dated June 27, 2002 and recorded in Orleans County Clerk's Office on June 28, 2002 in Book 415 of Records at Page 32 (herein referred to as the Fisher premises"); thence running northerly along the east line of the Fisher premises a distance of 938.06 feet to a point in the northeast corner of the Fisher premises: thence running westerly along the north line of the

Fisher premises a distance of 489.16 feet to a point in the centerline of Center Road Marking the northwest corner of the Fisher premises; thence running northerly along the centerline of Center Road a distance of 50.00 feet to the point of beginning.

TERMS OF SALE: Ten percent (10%) of the purchase price is required to be paid to the Sheriff at the time and place of sale, for which the Sheriff's receipt will be given, except that if the plaintiff is the successful bidder, no such deposit shall be required. The deposit shall be in cash or by certified check or bank draft issued on or by a bank or trust company doing business in New York State, payable to the order of the Orleans County Sheriff. If deemed appropriate, the Sheriff may request that any bidder establish that such funds are immediately available for use as the required deposit before accepting such bidder's bid. The balance of the purchase price will be required to be paid to the Sheriff at a closing to take place within thirty (30) days from the date of the sale.

Which property I shall offer for sale subject to any liens, chattels, mortgages, conditional sales or any other encumbrances.

DATE OF SALE: Thursday, September 7, 2023

TIME OF SALE: 10:00 a.m.

SALE TO BE CONDUCTED AT: ORLEANS COUNTY COURT HOUSE – FRONT STEPS
COURT HOUSE SQUARE
ALBION, NEW YORK 14411

DATED: Monday, July 3, 2023


Jeffrey A. Gifaldi, Administrative Chief Deputy

BY: Christopher M. Bourke, Sheriff