



Sarah B. Wheeler

Associate

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Profile

Sarah assists clients in all phases of commercial real estate transactions. Her knowledge of property law allows her to guide her clients from the initial stages of a transaction through closing.

Sarah is experienced in drafting, reviewing and approving contracts; reviewing title reports; acting as a liaison with loan officers; and conducting closings on behalf of sellers, purchasers and lenders. She also advises clients on landlord tenant issues, as necessary.

Sarah routinely advises utility companies in the negotiation and procurement of rights, including non-exclusive easements, exclusive easements, and fee ownership, on residential, industrial, and commercial properties. She's successfully acted as condmenor's counsel in the acquisition of private property interests in numerous counties in New York pursuant to the Eminent Domain Procedure Law.

Prior to joining Bond, Sarah was an attorney in a real estate law practice. Before that she served as a judicial law clerk for the Hon. James A. Gibbons, Lackawanna County Court of Common Pleas and as a judicial extern for the Hon. Glenn T. Suddaby in U.S. District Court of the Northern District of New York.

Honors & Affiliations

- Listed in:
 - *New York Super Lawyers*® Rising Star, Real Estate, 2025

Representative Presentations

- An Interview with Sarah Wheeler, Property, Legally Bond Podcast, April 24, 2023

Other Activities

- YWCA Western New York, Secretary
- Make-A-Wish Western New York, Buffalo Gala Auction Committee Member

Education

- Syracuse University College of Law (J.D., *cum laude*, 2018)
- Marywood University (M.S., 2015; B.A., 2014)

Bar/Court Admissions

- New York
- Pennsylvania
- U.S. District Court for the Middle District of Pennsylvania

Practices

- Property