

Supreme Court of the State of New York  
County of Rockland

\_\_\_\_\_  
McCormick 105, LLC, X

Plaintiff- Judgment Creditor

against

James P. Avaras, deceased

Defendant- Judgment Debtor

\_\_\_\_\_  
X

NOTICE OF SALE

Index # 036145/2017

Sheriff's Case#24002519

## SHERIFF'S SALE

By Virtue of an Execution issued out of the Supreme Court of the State of New York, County of Rockland, State of New York against the property, real and personal of James P. Avaras, deceased, the undersigned will sell at public auction pursuant to law, in front of the front entrance to the Rockland County Sheriff's Office, 55 New Hempstead Rd., New City, New York, on the 22nd day of April, 2025, at ten o'clock in the forenoon of that day, all the right, title and interest which the said defendant, James P. Avaras, deceased had therein on the 8th day of January 2024, or any time subsequent thereto, in and to the lands and premises described as follows:

**Premises 103 South Mountain Road  
Hamlet of New City  
Town of Clarkstown  
County of Rockland  
State of New York  
Section 33.8  
Block 2  
Lot 6.2 (NEW)**

I am selling the above, subject to any liens, chattels, mortgages, conditional sales or any other encumbrances.

**Terms of Sale:** 10% (non-refundable) cash deposit due from the highest bidder at the completion of the sale with the remaining balance due in cash by 3pm on April 23, 2025.

Dated: February 21, 2025

New City, New York

Louis Falco III,  
Sheriff of Rockland County

By: \_\_\_\_\_  
Christopher F. Schaub  
Lieutenant