

Supreme Court of the State of New York  
County of Rockland

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AMY MILO, AS ADMINISTRATRIX OF THE ESTATE OF  
ELIZABETH PHELAN,

Petitioner(s)

against

NOTICE OF SALE

Index # 0326929/2024

GEORGE PHELAN a/k/a GEORGE J. PHELAN;

Respondent(s)

Sheriff's Case#25000272

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X

## 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 George Phelan, 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 23rd day of April, 2025, at ten o'clock in the forenoon of that day, all the right, title and interest which the said defendant, George Phelan had therein on the 12th day of October 2024, or any time subsequent thereto, in and to the lands and premises described as follows:

**Premises 314 West Crooked Hill Road  
Hamlet of Pearl River  
Town of Ramapo  
County of Rockland  
State of New York  
Section 68.10  
Block 2  
Lot 40**

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 24, 2025.

Dated: February 21, 2025

New City, New York

Louis Falco III,  
Sheriff of Rockland County

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