

REFEREE'S NOTICE OF SALE IN FORECLOSURE  
SUPREME COURT - COUNTY OF RICHMOND  
HUDSON CITY SAVINGS BANK, FSB, Plaintiff - against - RICHARD SHEBLER  
A/K/A RICHARD SHEPLER, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 4, 2019, I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 7th day of November, 2024 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the former town of Castleton, Borough and County of Richmond, New York.

Premises known as 106 Montgomery Ave., Staten Island, (Town of Castleton) NY 10301.

(SBL#: -17-106)

Approximate amount of lien \$332,334.14 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 130670/2011. Jack Stern, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832

Dated: September 9, 2024

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**