

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
E.R. HOLDINGS LLC, A NEW YORK LIMITED
LIABILITY COMPANY,

INDEX NO.: 705219/2021

Plaintiff,

-against-

NOTICE OF
FORECLOSURE SALE

SAVI'S QUIK SERV, INC., SAVITRI SINGH,
STATE OF NEW YORK DEPARTMENT OF TAXATION AND FINANCE,
NEW YORK CITY DEPARTMENT OF FINANCE,
PARKING VIOLATIONS BUREAU OF THE CITY OF NEW YORK,
TRANSIT ADJUDICATION BUREAU OF THE CITY OF NEW YORK,
ENVIRONMENTAL CONTROL BOARD OF THE CITY OF NEW YORK,
RYLAND PROPERTIES, INC., and SHAZAM PENN,

Defendants.
-----X

PLEASE TAKE NOTICE that a foreclosure sale of the real property being foreclosed in the
above captioned action has been scheduled for the time and place set forth in the Notice of
Sale annexed hereto.

Dated: Yonkers, New York
June 26, 2025

Yours, etc.,

Stephen I. Wohlberg

Novick Edelstein Pomerantz, P.C.
By: Stephen I. Wohlberg, Esq.
Attorneys for Plaintiff
733 Yonkers Avenue
Yonkers, New York 10704
914-375-0100

Michael J. Ciaravino, Esq.
Schlissel DeCorpo, LLP
Attorneys for Savi's Quick Serv Inc. and Savitri Singh
479 Merrick Road, Lynbrook, NY 11563
516-561-6645 (Via NYSCEF)

Alan Gitter, Esq.
Letitia James- Attorney General State of New York
Attorney for Defendant New York State Department of Taxation And Finance
300 Motor Parkway, Suite 125
Hauppauge, NY 11788; 631-231-2412

MATTHEW S. VISHNICK, ESQ.
Referee
110 Washington Avenue
Holtsville, NY 11742-1067
(516) 681-6666
mvishnick@vishnicklaw.com

New Savi's Quik Serv Inc.
120-23 Liberty Avenue
Richmond Hill, NY 11419

New Savi's Quik Serv Inc.
89-48 Lefferts Boulevard
Richmond Hill, NY 11418

Shazam Penn
89-48 Lefferts Boulevard
Richmond Hill, NY 11418

The other parties herein have either defaulted in Answering or waived service of this proceeding.

SUPREME COURT - COUNTY OF QUEENS

E.R. HOLDINGS LLC, A NEW YORK LIMITED LIABILITY COMPANY, Plaintiff -against- SAVI'S QUIK SERV, INC., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 13, 2023 and entered on March 17, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on July 25, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the northwest corner of Fulton and Lefferts Avenue; being a plot 50 feet by 95 feet by 50 feet by 95 feet. Block: 9345 Lot: 27

Said premises known as 89-48 LEFFERTS BOULEVARD, QUEENS, NY

Approximate amount of lien \$1,197,099.00 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 705219/2021.

MATTHEW S. VISHNICK, ESQ., Referee

Novick Edelstein Pomerantz P.C.

Attorney(s) for Plaintiff

733 Yonkers Ave., Yonkers, NY 10704

{* Queens Daily Eagle*}

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Defendants.
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NOTICE OF FORECLOSURE SALE

NOVICK, EDELSTEIN, POMERANTZ, P.C.
ATTORNEYS FOR PLAINTIFF
733 YONKERS AVENUE
YONKERS, NEW YORK 10704
(914) 375-0100

COMPLIANCE PURSUANT TO 22 NYCRR § 130-1.1[a]

To the best of the undersigned's knowledge, information and
belief formed after inquiry reasonable under the circumstances,
the within document(s) and contentions contained herein are not
frivolous as defined in 22 NYCRR § 130-1.1[a]

Stephen I. Wohlberg

Stephen I. Wohlberg, Esq.