

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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RICHMOND 91ST LLC,

Index No.:705362/2014

Plaintiff,

NOTICE OF SALE

-against-

BSRV INC., REKHA RAMDAS, FDS REALTY
CORPORATION, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NYC
DEPARTMENT OF FINANCE, NYS DEPARTMENT
OF TAXATION AND FINANCE, MARBAR CAPITAL
1 LLC, BAHANIE KOSHORE, Individually, BAHANIE
KISHORE as Shareholder Of DE RIVER, INC.

**Premises: 130-35 91ST Avenue
Queens, New York
Block: 9358
Lot: 39**

Defendants.

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PLEASE TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale dated April 21, 2023 and entered on April 27, 2023, I will sell at public auction at the Courthouse Steps of Queens County Courthouse, 88-11 Sutphin Blvd, Jamaica, New York, on **September 12, 2025** at 11:00 a.m., prem. k/a 130-35 91st Avenue, Richmond Hill, New York (Block 9358, Lot 39). Approx. amt of judgment is \$3,212,695.16 together with interest, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed Judgment, and terms of sale.

Ruth Gursky, Esq., Referee

Dated: Cedarhurst, New York
August 7, 2025

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis
Aviva Francis
Evan M. Newman
377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516
Tel: 516-545-0343
Fax: 212-671-1883
Email: afrancis@jntllp.com

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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RICHMOND 91ST LLC,

Index No.:705362/2014

Plaintiff,

-against-

**AFFIRMATION OF
SERVICE**

BSRV INC., REKHA RAMDAS, FDS REALTY
CORPORATION, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NYC
DEPARTMENT OF FINANCE, NYS DEPARTMENT
OF TAXATION AND FINANCE, MARBAR CAPITAL
1 LLC, BAHANIE KOSHORE, Individually, BAHANIE
KISHORE as Shareholder Of DE RIVER, INC.

Defendants.

-----X

Aviva Francis, an attorney duly admitted to practice before the Courts of this State affirms under the penalties of perjury that I am not a party to this action, I am over 18 years old and that on August 7, 2025, I caused to be served on the parties below a copy of the Notice of Sale via email (NYSCEF):

CHARLES GARY
ATTORNEY FOR NYC DEPARTMENT
OF TAXATION AND FINANCE
2 BROADWAY, 4TH FLOOR,
NEW YORK, NY 10004

STEVEN BILOSI
ATTORNEY FOR BAHANIE KISHORE INDIVIDUALLY AND AS
SHAREHOLDER OF DE RIVER, INC. AND
ATTORNEYS FOR RACHEL ONE HOLDING INC AND
GEORGE FISHER
111 BROADWAY SUITE 606,
NY, NY 10006

The following parties were served a copy of the aforesaid documents via regular mail (USPS) on August 7, 2025:

RUTH M. GURSKY, ESQ., AS REFEREE
LAW OFFICE OF RUTH M. GURSKY
11015 71ST ROAD
FOREST HILLS, NY 11375-4951

BSRV INC
130-35 91ST AVENUE
RICHMOND HILL, NEW YORK 11418

RACHEL ONE HOLDING INC
130-35 91ST AVENUE
RICHMOND HILL, NEW YORK 11418

Dated: Cedarhurst, New York
August 7, 2025

/s/ Aviva Francis
Aviva Francis