

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, WELLS FARGO USA HOLDINGS, INC., Plaintiff,  
vs. SUSAN KAMALY RUSTA A/K/A SUSAN K. RUSTA, ET AL., Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on March 27, 2023 and a Decision + Order on Motion duly entered on March 12, 2025, I, the undersigned Referee will sell at public auction in room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on July 30, 2025 at 2:15 p.m., premises known as 80 John Street, Unit 7I, New York, NY 10038. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 68 and Lot 1057 together with an undivided 0.7563 percent interest in the Common Elements. Approximate amount of judgment is \$590,685.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850243/2017.

Thomas R. Kleinberger, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 211424-7