

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-015164-18

**SHERIFF'S SALE  
NO. 13617**

Between  
REGENCY VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PLAINTIFF  
vs.

HOPE ANN ANDRADE; MR. ANDRADE, husband of Hope Ann Andrade

DEFENDANTS

Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Writ of Execution to me directed and delivered I will expose for sale at public vendue on

**TUESDAY THE 4th DAY OF JUNE, 2019**

between the hours of two and five o'clock in the afternoon of said day, that is to say at 2:00 P.M. prevailing time at the Freeholders Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey to wit:  
All that tract or parcel of land, situate, lying and being in the Borough of North Plainfield, County of Somerset and State of New Jersey:

Unit D, in Building 26, situate in Regency Village, a condominium, together with an undivided .3021 percentage interest in the common elements of said condominium (referred to in this Deed as the "Condominium Unit") the conveyance evidence by this deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8b-1, et seq.), and the Planned Real Estate Development Act (N.J.S.A. 45:22A-21, et seq.), as amended, and any applicable regulations adopted under either law. The conveyance evidence by this deed is made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Master Deed for Regency Village, a condominium, recorded in the Office of the Clerk/Register of Somerset County on October 23, 1986 in Deed Book 1600 page 669, amended by Deed Book 1753, page 198, Deed Book 1762, page 877 in Deed Book 1846, page 89, Deed Book 1899, page 373, Deed Book 1907, page 764 and Deed Book 1930, page 538 as the same may now or hereafter be lawfully amended. Nearest Cross Street: North Drive. Being known as Tax Lot No. 26.04 in Block No. 6.01.

**PREMISES COMMONLY KNOWN AS:  
401 HIGHWAY 22, B26, U4  
NORTH PLAINFIELD, NEW JERSEY**

Subject to Mortgage - Wells Fargo Bank, NA in the amount of \$110,450.00 and Mortgage - Secretary of Housing and Urban Dev. in the amount of \$4,191.12.

Together with all singular rights, liberties, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereto.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Amount of Judgment to be satisfied \$27,673.46 plus interest, cost, printers' fees, Sheriff's fees and commission.

The purchaser shall pay 20% of purchase price at end of sale in certified funds, certified check, cashier's check or treasurer's check and sign acknowledgment of purchase. The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement as provided for by law.

**FRANK J. PROVENZANO, SR.  
SHERIFF**

DATED: April 15, 2019  
Knuckles, Komosinski & Manfro, LLP  
50 Tice Boulevard, Suite 183  
Woodcliff Lake, New Jersey 07677