

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-004075-19

**SHERIFF'S SALE
NO. 13685**

Between

U.S. BANK NATIONAL ASSOCIATION as Trustee for Banc of America Funding Corporation Mortgage Pass-Through
Certificates Series 2005-7

PLAINTIFF

vs.

TYWANNA V. LEWIS a/k/a Tywanne Lewis; ALONZO LEWIS; WINDSOR TERRACE CONDOMINIUM ASSOCIATION,
INC.; BANK OF AMERICA, National Association

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 20th DAY OF AUGUST, 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 No. 7 in Building No. J, in Windsor Terrance, a Condominium, together with an undivided 1.0142% percentage
interest in the Common Elements appurtenant thereto, in accordance with and subject to the terms, limitations,
conditions, covenants, restrictions, and other provisions of the Master Deed dated November 23, 1982 and recorded on
November 24, 1982, in Somerset County Clerk's Office in Deed Book 1469 at page 544 and following, and all
amendments thereto. Being the same premises conveyed to Paul Goldstein by Royce Brook Estates, Inc., a New Jersey
Corporation, dated August 16, 1983 and recorded August 19, 1983 in the Somerset County Clerk's Office in Deed Book
1486 at page 228. Dimensions of Lot: 10,700 square feet. Known as Tax Lot No. 9.07 in Block No. 200 on the Tax Map
North Plainfield Borough, County of Somerset, State of New Jersey.

**PREMISES COMMONLY KNOWN AS:
1300 ROCK AVENUE, J7
NORTH PLAINFIELD, NEW JERSEY**

Subject to: Sewer: Acct: 4966 0 7/1/2019 to 12/31/2019 \$101.16 open \$1.87 paid, Charges based on prior water usage.
Water: Private. Information: Borough Ord #92-04: No residential premises may be occupied after title has been
conveyed unless a cert of code compliance has been issued; send tax bills to: PO Box 4922 Warren, NJ 07059.
Subject to any unpaid taxes, municipal liens or other charges, and any such taxes, charges, liens, insurance premiums
or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own
independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over
the lien being foreclosed and, if so the current amount due thereon.

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 \$96,461.18 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: June 21, 2019
RAS Citron Law Offices
91 Clinton Road, Suite 2A
Fairfield, New Jersey 07004