

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-005764-19

**SHERIFF'S SALE  
NO. 13693**

Between  
DITECH FINANCIAL LLC

PLAINTIFF

vs.

WILLIAM DUPREY; MRS. DUPREY, spouse of William Duprey; THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee on Behalf of the Certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-H; REGENCY VILLAGE CONDOMINIUM ASSOCIATION, INC.

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 27th 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 A in Building 5, situate in the Regency Village, a condominium, said unit being more specifically defined in the Master Deed for Regency Village, a condominium, dated October 22, 1986 and recorded October 23, 1986 in Deed Book 1600 page 669, as amended by Deed Book 1753 page 198; Deed Book 1762 page 817; Deed Book 1846 page 89; Deed Book 1899 page 373; Deed Book 1907 page 764 and Deed Book 1930 page 538, and which unit includes the fee in an undivided .2285 percentage interest in the common elements.

Known as Tax Lot No. 5.01 in Block No. 6.01. Nearest Cross Street: North Drive.

**PREMISES COMMONLY KNOWN AS:  
401 ROUTE 22 WEST, APT 5A  
NORTH PLAINFIELD, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.

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.

For sale information, please visit Auction. at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

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 \$117,200.41 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 28, 2019  
RAS Citron Law Offices  
91 Clinton Road, Suite 2A  
Fairfield, New Jersey 07004