



**Middlesex County
Document Summary Sheet**

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Transaction Identification Number

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Submission Date(mm/dd/yyyy)

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Recording Fee (excluding transfer tax)

\$40.00

Realty Transfer Tax

\$0.00

Total Amount

\$40.00

Document Type

FORCLOSURE LIS PENDENS

Municipal Codes

EDISON

ED

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

BROCK & SCOTT, PLLC FC

1315 WESTBROOK PLAZA DR
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**Middlesex County
Document Summary Sheet**

FORCLOSURE LIS PENDENS	Type	FORCLOSURE LIS PENDENS				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	09/29/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	M	09812	0007			
	DEFENDANT	Name			Address	
		WELLS FARGO BANK NA				
	PLAINTIFF	Name			Address	
		LINDA HOFFMAN				
		MR HOFFMAN HUSBAND HOFFMAN				
		MIDLAND FUNDING LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

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File 20-10401 FC01
Brock & Scott, PLLC
A limited liability company formed in the State of North Carolina
Naser Selmanovic, Esquire - Attorney ID # 041712009
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646
Attorneys for Plaintiff

WELLS FARGO BANK, N.A. PLAINTIFF v. LINDA HOFFMAN; MR. HOFFMAN, HUSBAND OF LINDA HOFFMAN; MIDLAND FUNDING LLC DEFENDANT(S)	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY DOCKET NO: F-011226-23 CIVIL ACTION NOTICE OF LIS PENDENS
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TO WHOM IT MAY CONCERN

Notice is hereby given of the commencement and pendency of the above-entitled Civil Action,
the general objects of which are:

1. To foreclose the following mortgage covering the premises hereinafter described, to wit:

Mortgage made by LINDA HOFFMAN and given to WACHOVIA BANK, NATIONAL ASSOCIATION, dated MAY 20, 2004, and recorded in MIDDLESEX County on JUNE 30, 2004, in Book 09812, Page 0007. Wachovia Bank, National Association s/b/m Wells Fargo Bank, N.A.

2. To recover possession of the lands and premises hereinafter described.

The land and premises to be affected by said suit are described in Exhibit A annexed hereto.

3. The Foreclosure Complaint in the above-entitled action was filed in the Office of the Clerk of the Superior Court of New Jersey on SEPTEMBER 26, 2023.

Brock & Scott, PLLC

Dated: 9/29/23

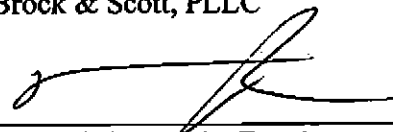

Naser Selmanovic, Esquire
Attorneys for Plaintiff

Exhibit A

The property consists of the land and all the buildings and structures on the land in the Township of Edison, County of Middlesex and State of New Jersey. The legal description is:

BEGINNING at a point on the Northerly side of Gracey Street, distant along the same 166.35 feet Easterly from its intersection with the Easterly side of Player Avenue; thence (1) North 13 degrees 54 minutes 20 seconds East 100 feet; thence (2) South 76 degrees 05 minutes 40 seconds East 62.50 feet; thence (3) South 13 degrees 54 minutes 20 seconds West 100 feet to the said northerly side of Gracey Street; thence (4) North 76 degrees 05 minutes 40 seconds West along the same 62.50 feet to the point or place of BEGINNING.

This description is in accordance with a survey made by Edward C. Reilly and Associates, P.E. and L.S., Perth Amboy, New Jersey, dated August 11, 1958.

Being commonly known as 103 Gracey Street, Edison, New Jersey.

Subject to an accurate survey, easements, covenants and restrictions of record, if any, and all applicable zoning laws, regulations and statutes.

The above premises are more particularly described as follows: BEGINNING at a point in the Northerly line of Gracey Street, therein distant One hundred sixty six and thirty five one hundredths feet (166.35') Easterly along the same from the intersection with the Easterly line of Player Avenue; thence running (1) North Thirteen Degrees Fifty Four Minutes Twenty Seconds East (N 13° 54' 20" E), a distance of One Hundred Feet (100.00') to a point, thence; (2) South Seventy Six Degrees Five Minutes Forty Seconds East (S 76° 05' 40" E), a distance of Sixty Two and Fifty One Hundredths Feet (62.50') to a point, thence; (3) South Thirteen Degrees Fifty Four Minutes Twenty Seconds West (S 13° 54' 20" W) a distance of One Hundred Feet (100.00') to a point in the Northerly line of Gracey Street, thence (4) Along the Northerly line of Gracey Street, North Seventy Six Degrees Five Minutes Forty Seconds West (N 76° 05' 40" W), a distance of Sixty Two and Fifty One Hundredths Feet (62.50') to a point and place of BEGINNING.

Being also known and designated as Lots 18, 19 and part of Lot 20 in Block 4 as shown and designated on a certain map entitled "New Brunswick Heights addition No. 1" situated in Raritan Township, Middlesex County, New Jersey, dated May 1911, scale 1"-100' surveyed into Lots by Mason & Smith, Civil Engineers, Perth Amboy, New Jersey, which map is duly filed in the Middlesex County Clerk's Office on July 24, 1911, as Map No. 631, File 487.

Being the same premises conveyed to Thomas E. Hoffman and Linda A. Hoffman, his wife, by Deed from Howard L. McCoy and Dolores J. McCoy, his wife, dated November 20, 1979 and recorded July 18, 1980 in Deed Book 3150 page 623.

This Deed is made for the express purpose of conveying any and all rights, title, interest in and to the subject property that the Grantor now has or ever may have including the right of curtesy

and other inchoate rights.

The above legal description is taken from the Deed dated September 29, 1987 and recorded October 14, 1987, in Book 3652, Page 651, as referenced on the Mortgage.

Note: Being known as Block 318 and Lot 19.01 on the municipal tax map of the Township of Edison.

NOTICE REQUIRED PURSUANT TO N.J.S.A. § 46:10b-51

The full name, address and telephone number for the representative of the creditor and any servicer who is responsible for receiving complaints of property maintenance and code violations pursuant to subsection b. of the above-referenced state is:

CHRISTOPHER REICHERT
PROPERTY PRESERVATION FIELD INSPECTOR
HOME LENDING AND ASSET MANAGEMENT
190 RIVER ROAD
3RD FLOOR
SUMMIT, NJ 07901
P (877) 617-5274
CODEVIOLATIONS@WELLSFARGO.COM

If the creditor or servicer is located out-of-State, the full name, address and telephone number of an in-State representative or agent who shall be responsible for the care, maintenance, security, and upkeep of the property if it becomes vacant and abandoned is:

CHRISTOPHER REICHERT
PROPERTY PRESERVATION FIELD INSPECTOR
HOME LENDING AND ASSET MANAGEMENT
190 RIVER ROAD
3RD FLOOR
SUMMIT, NJ 07901
P (877) 617-5274
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