



DOCKET#:16248 Type:ERX-Release of Mortg
PAGES:4

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1114735 09:09:57 AM

06/07/2023
REL BK 187 24

Fee:\$ 60.00

DOCUMENT DATE: 05/24/2023

MUNICIPALITY: DEPTFORD BLOCK: LOT:

REFERENCE DOC: MORTGAGE 17562 338 17205 4/18/2022 00:00:00

PARTIES:

FIRST PARTY-JULIUS R HUGHES JR
SECOND PARTY-CENLAR FSB
ADDITIONAL PARTY-NEW JERSEY HOUSING AND MORTGAGE FINANCE AGE
ADDITIONAL PARTY-MERIDIAN BANK

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Peter A. Johnson, Vice President of Loan Operations, and authorized agent for Cenlar FSB, whose address is 425 Phillips Blvd, Ewing, NJ 08618 **DOES AUTHORIZE THIS RELEASE.** Peter A. Johnson is the Vice President of Loan Operations at Cenlar, FSB. Cenlar FSB is the sub-servicer of and is authorized to sign releases on behalf of New Jersey Housing and Mortgage Finance Agency ("NJHMFA") whose address is 637 S Clinton Avenue, Trenton, NJ 08611. Good and valuable consideration shall be paid in full to Julius R. Hughes, Jr., except \$10,000.00 to be paid to NJHMFA for prior downpayment grant.

Said mortgage was from Julius R. Hughes Jr., single to Meridian Bank, dated April 8, 2022, recorded April 18, 2022, in the Gloucester County Clerk's/Register's Office in Mortgage Book 17562, Page 338.

Assignment of Mortgage to New Jersey Housing and Mortgage Finance Agency, recorded April 19, 2022 in Book 451, Page 224.

The land having been properly and legally subdivided into two parcels Lot 4.0 and lot 4.01 via the following deeds:

Julius R. Hughes Jr., by deed from Julius R. Hughes Jr., dated January 25, 2023, recorded January 31, 2023 in the Gloucester Clerk's/Register's Office in Deed Book 6807, Page 201; and

Julius R. Hughes Jr., by deed from Julius R. Hughes Jr., dated January 25, 2023, recorded January 31, 2023 in the Gloucester Clerk's/Register's Office in Deed Book 6807, Page 208.

Cenlar retains the mortgage on Lot 4.0 and hereby releases Lot 4.01 as described in "Attachment A," the legal description of the released property.

Peter A. Johnson as nominee for NJHMFA (hereinafter "Mortgagee") does hereby certify that a certain mortgage from Julius R. Hughes, Jr., to Mortgagee, mortgage/deed of trust dated January 25, 2023, recorded January 31, 2023 as Instrument/Book/Page/Recording No in Deed Book 6807, Page 208, of Gloucester County, State of New Jersey has been satisfied, and is hereby released with respect to the following property only: **Block 312 Lot 4.01.**

Legal Description: See also Exhibit "A"

LEGAL DESCRIPTION

Foundation Title, LLC - Woodbury
a Policy Issuing Agent for **CATIC Title Insurance Company**
File No. 213-204136

EXHIBIT "A"

All that certain tract or parcel of land, situated, lying and being in Deptford Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING at a set concrete monument on the Northwestern line of Fern Avenue (50 feet wide), corner to Lots 4 and 4.01, Block 312, said monument being North 19 degrees 31 minutes 00 seconds East a distance of 160.00 feet from the intersection of the Northwestern line of Fern Avenue (50 feet wide) and the Northeasterly line of Good Intent Road (Gloucester County Route #534, 49.50 feet wide) and continuing; thence

1. Along the division line between Lots 4 and 4.01, Block 312, North 70 degrees 29 minutes 00 seconds West, a distance of 187.48 feet to a set iron pin; thence
2. Along the division line between Lot 4.01, Block 312 and Lot 5, Block 281, North 10 degrees 40 minutes 45 seconds East, a distance of 60.72 feet to a point; thence
3. Along the division line between Lots 4.01 and 24, Block 312, South 70 degrees 29 minutes 00 seconds East, a distance of 196.81 feet to a point; thence
4. Along the Northwestern line of Fern Avenue (50 feet wide) South 19 degrees 31 minutes 00 seconds West a distance of 60.00 feet to a set concrete monument; point being the point and place of beginning.

NOTE FOR INFORMATION:

BEING known as 439 Fern Avenue, Deptford Township, Gloucester County, State of New Jersey, Block 312, Lot 4.01 on the tax map of Deptford Township.

NOTE FOR INFORMATION: The mailing address of the premises is 439 Fern Avenue, Deptford, NJ 08096.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CATIC Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

In witness whereof the said Peter A. Johnson, has hereunto set his hand this 24th day of May, 2023

Signature

Peter A. Johnson, Vice President of Loan Operations,
Cenlar FSB, as nominee and sub-servicer for NJHMFA

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

I, a notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing instrument was sworn to, acknowledged and delivered by Peter A. Johnson, of Cenlar FSB, known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officer, and the free and corporate act and deed of said corporation.

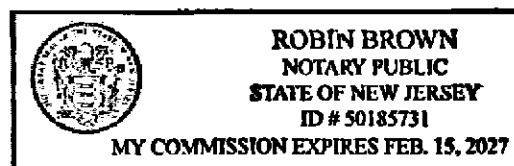
Witness my hand this 24th day of MAY 2023.

Robin Brown
Notary Public Robin Brown

My commission expires: Feb 15, 2027

This instrument prepared by:

John F. DeSimone, Esq.
22 Euclid Street
Woodbury, NJ 08096
(856) 848-8800



RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096
213-204136

Loan # 0173824368