

DOCKET#:12897 Type:ERX-Notice of Settle
PAGES:2

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1229947 09:26:06 AM

04/29/2025

Fee:\$ 20.00

DOCUMENT DATE: 04/29/2025

PARTIES:

FIRST PARTY-LOMAC INVESTMENT GROUP LLC
SECOND PARTY-LUIS A RUIZ-PEREZ
ADDITIONAL PARTY-FREEDOM MORTGAGE CORPORATION

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

Seller: *(name and address)*

Lomac Investment Group LLC, 202 Warwick Road, Lawnside, NJ 08045

Purchaser/Mortgagor: *(name and address)*

Luis A. Ruiz-Perez, 328 East Roosevelt Boulevard, Philadelphia, PA 19120

Mortgagee: *(name and address)*

Freedom Mortgage Corporation, , ISAOA/ATIMA
401 Route 73 North, 30 Lake Center Executive Park, Suite 110, Marlton, NJ
08053

**NOTICE OF
REAL ESTATE SETTLEMENT**

NOTICE is hereby given of a contract of sale and mortgage commitment between the parties hereto.

THE lands to be affected are described as follows:

All those certain tracts or parcels of land and premises situate lying and being in the Borough of Glassboro of the Gloucester County, State of New Jersey, commonly known as:

1807 South Academy Street, Glassboro, NJ 08028

Also known as Lot 2 in Block 490 on the tax map of the Borough of Glassboro.

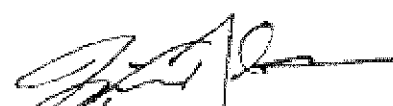
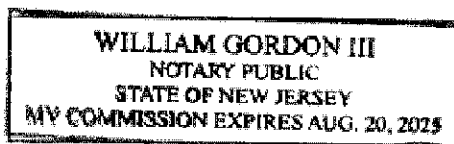


Patricia Magrann

Agent for: Spire Abstract LLC
Address: 30 Washington Ave, Suite B-3
Haddonfield, NJ 08033

State of New Jersey, County of Camden

I CERTIFY that on 29th day of April, 2025, **Patricia Magrann**, agent for Spire Abstract LLC, personally came before me and acknowledged, under oath, to my satisfaction, that this person (or if more than one, each person) (a) is named in and personally signed this document; and (b) signed, sealed and delivered this document as his or her act and deed.



Notary Public of New Jersey
William Gordon III
Commission#: 2399615

My Commission expires: 08/20/2025