



DOCKET#:11930 Type:ERX-Assignment of Mo
PAGES:4

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1228092 10:52:08 AM

04/21/2025
AB 509 214

Fee:\$ 60.00

DOCUMENT DATE: 04/18/2025

REFERENCE DOC: MORTGAGE 17676 237 29795 7/13/2022 00:00:00

PARTIES:

FIRST PARTY-MORTGAGE ELECTRONIC REGISTRATION SYSTEMS IN
SECOND PARTY-LOANDEPOTCOM LLC

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

Prepared By: Matthew Dorak
LoanDepot.com LLC
6531 Irvine Center Dr Ste 100
Irvine, CA 92618-2145

When Recorded Return To:
LoanDepot.com LLC
6531 Irvine Center Dr Ste 100
Irvine, CA 92618-2145
(949) 470-6569

MIN# 100853701050249712

MERS Phone: 1-888-679-6377

ASSIGNMENT FROM MERS
Assignment of Mortgage

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LOANDEPOT.COM, LLC, Its successors and assigns whose address is P.O. Box 2026, FLINT, MI 48501-2026, hereby assigns and transfers to LOANDEPOT.COM, LLC, whose address is 6561 IRVINE CENTER DRIVE, IRVINE, CA 92618, all of its right, title and interest in the below described mortgage

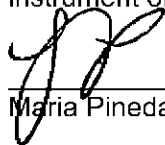
Mortgagor: John Simkins and Coleen Muntz-Simkins
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for LoanDepot.com, LLC
Date of Mortgage: July 07, 2022
Note Amount: \$335,775.00
Date of Recorded: July 13, 2022
Book 17676 and Page: 237 Instrument No. 29795

Legal Description: See Attached Legal Description

Property Address: 3181 Tuckahoe Rd, Franklinville, New Jersey 08322

APN/PIN: 05-01001-0000-00070-02

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LOANDEPOT.COM, LLC, by the officer duly authorized, has executed the foregoing instrument of the 18th day of April, 2025.



Maria Pineda, Assistant Secretary of MERS

ACKNOWLEDGEMENT

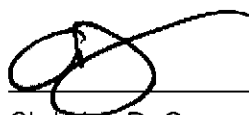
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Orange

On April 18, 2025, before me Christian DeOcampo, Notary Public, personally appeared Maria Pineda, Assistant Secretary of MERS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Christian DeOcampo, Notary Public in and for the State of California Residing at Orange County



Electronically Notarized in Person via Simplifile
Notary Commission No.: 2389001
My appointment expires: January 01, 2026

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TUCKAHOE ROAD (70 FEET WIDE) (ALSO KNOWN AS GLOUCESTER COUNTY RT. 555) THE FOLLOWING TWO (2) COURSES AND DISTANCE FROM THE CENTERLINE INTERSECTION OF TUCKAHOE ROAD (70 FEET WIDE) AND COLES MILL ROAD (49.5 FEET WIDE);

(A) SOUTH 18 DEGREES 32 MINUTES 30 SECONDS EAST A DISTANCE OF 1290.43 FEET TO A POINT; THENCE

(B) SOUTH 71 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE POINT AND PLACE OF BEGINNING AND EXTENDING; THENCE

(1) SOUTH 18 DEGREES 32 MINUTES 30 SECONDS EAST ALONG THE SAID LINE OF TUCKAHOE ROAD, A DISTANCE OF 135.00 FEET TO A POINT; THENCE

(2) SOUTH 71 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 300.00 FEET TO A POINT; THENCE

(3) NORTH 18 DEGREES 32 MINUTES 30 SECONDS WEST A DISTANCE OF 135.00 FEET TO A POINT; THENCE

(4) NORTH 71 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Block 1001 Lot 70.02

Parcel/APN/Tax ID: 05-01001-0000-00070-02