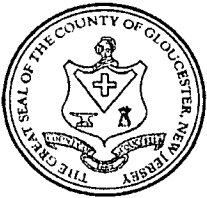


4

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2025 00002974*  Docket#: 00002974 Type: LFF Pages: James N. Hogan: Gloucester County Clerk Receipt#: 1211461 09:38:27A Jan 29, 2025 Recording Fee: 40.00
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee
Date of Document: 01/24/2025	Type of Document: NOTICE LIS PENDENS FORECLOSURE
First Party Name: SCOTT A. WILLIAMS, et al.	Second Party Name: CITIMORTGAGE, INC.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book: 12669 ✓	Original Page: 28 ✓

STERN LAVINTHAL & FRANKENBERG LLC
103 Eisenhower Parkway - Suite 100
Roseland, NJ 07068
(973) 797-1100
202400553

Attorneys for Plaintiff

CITIMORTGAGE, INC.

Plaintiff

vs.

SCOTT A. WILLIAMS; MRS. SCOTT A.
WILLIAMS, HIS WIFE; UNITED STATES OF
AMERICA; STATE OF NEW JERSEY;
MERCER COUNTY PROBATION SERVICES;
PACKAGE RESEARCH LABLLC; DISCOVER
BANK

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GLOUCESTER COUNTY

DOCKET NO.: F-000829-25

CIVIL ACTION

NOTICE OF LIS PENDENS

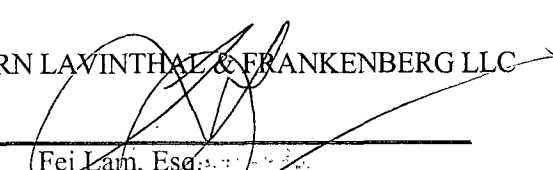
TO WHOM IT MAY CONCERN:

Notice is hereby given of the commencement and pendency of a suit in the Superior Court of New Jersey, Chancery Division, entitled as above, the general object of which is to foreclose a certain mortgage covering the premises hereinafter described, made by SCOTT A. WILLIAMS, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LINCOLN MORTGAGE COMPANY dated June 1, 2011 recorded in the Office of the Clerk/Register of Gloucester County on June 20, 2011 in Book MB-12669, Page 28 of Mortgages for said County, and of which plaintiff is now the holder and/or owner and to recover possession of the lands and premises, being described in Schedule "A" hereto attached.

The Complaint in the above entitled action was filed in the Office of the Clerk of the Superior Court of New Jersey on January 23, 2025.

STERN LAVINTHAL & FRANKENBERG LLC

BY:


Fei Lam, Esq.
Attorneys for Plaintiff

DATED: January 24, 2025

SCHEDULE "A"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER and STATE OF NEW JERSEY, being more particularly described as follows:

TRACT NO. 1: BEGINNING at a point in the center of Sykesville Road, said point being a corner to Lot #21A and being Southwardly 405.64 feet from the centerline of Corkery Lane; and running thence (1) North 78 degrees and 56 minutes West, 375 feet to a corner in line of land formerly of Ralph H. Sickler; thence (2) along said land formerly of Ralph B. Sickler, South 11 degrees and 24 minutes West, 100 feet to an iron pipe corner of land about to be conveyed to Ralph Weed; thence (3) along said land about to be conveyed, and along Lot #21B owned by Ralph Weed, South 78 degrees and 86 minutes East; 375 feet to the center of Sykesville Road, aforesaid; thence (4) along said center of Sykesville Road, North 11 degrees and 24 minutes East, 100 feet to the place of beginning. CONTAINING 37,500 square feet of land. KNOWN as Lot #21C in Block 120 on the official tax map.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 943 Sykesville Road, Williamstown, NJ 08094

BEING the same property conveyed to Scott Williams from Carole E. Williams, by dated March 10, 2010, and recorded on March 23, 2010, in Book 4751, Page 337, as Docket No. 10630, among the Land Records of Gloucester County, New Jersey.

ALSO BEING the same property conveyed to Richard J. Williams and Carole E. Williams from Richard J. Williams and Carole E. Williams, by Indenture dated January 15, 1979, and recorded on February 23, 1979, in Book 1374, Page 1190, as Docket No. 18974, among the Land Records of Gloucester County, New Jersey.

AND ALSO BEING the same property conveyed Richard J. Williams and Carole E. Williams from Ralph B. Sickler and Blanche Sickler, by Indenture dated November 11, 1970, and recorded on November 13, 1979, in Book 1191, Page 1082, as Docket No. 10013, among the Land Records of Gloucester County, New Jersey.

Tax ID #: 1080-13

BEING THE SAME PREMISES

SUBJECT TO THE RESULTS OF AN ACCURATE SURVEY.

Known and designated as Block 10801 Lot 13 on the Official Tax Map of the TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY

Commonly known as 943 SYKESVILLE ROAD, WILLIAMSTOWN, NEW JERSEY
08094

NOTICE PURSUANT TO N.J.S.A. 46:10B-51(d)

Representative of the Plaintiff who is responsible for receiving complaints for property maintenance and code violations is:

Name: CENLAR FSB
ATTN: BIEU CORL
Address: 425 PHILLIPS BOULEVARD
EWING, NJ 08618
Phone No: (609) 883-3900

In-state representative of the Plaintiff who shall be responsible for care, maintenance, security and upkeep of the property if it becomes vacant and abandoned is:

Name: ASHLEY GRABER - LUXURY LANDSCAPES, LLC
Address: 309 W FOX TRAIL
WILLIAMSTOWN, NJ 08094
Phone No: (609) 678-6633