



DOCKET#:40395 Type:ERX-Assignment of Mo
PAGES:3

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 856900 10:15:15 AM

10/23/2019
AB 395 72

Fee:\$ 50.00

DOCUMENT DATE: 09/13/2019

MUNICIPALITY: PITMAN BLOCK: LOT:

REFERENCE DOC: MORTGAGE 15897 159 31624 8/23/2019 00:00:00

PARTIES:

FIRST PARTY-VISIO FINANCIAL SERVICES INC
SECOND PARTY-WILMINGTON SAVINGS FUND SOCIETY FSB
ADDITIONAL PARTY-VFS NEPENTHE TRUST

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

Recording Requested By/Return to: Orion Financial Group, Inc.
2860 Exchange Blvd - Suite 100
Southlake, TX 76092

This Instrument was prepared by: Stacie Wagner, Visio Financial Services Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

ASSIGNMENT OF MORTGAGE

Loan No.: 1468267
Nepenthe 18

KNOW ALL MEN BY THESE PRESENTS: THAT **VISIO FINANCIAL SERVICES INC.**, a Delaware corporation existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700, in the City of Austin in the County of Travis and in the State of TX, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to **Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of VFS Nepenthe Trust** residing or located at c/o Visio Financial Services Inc. as the administrator of VFS Nepenthe Trust, 1905 Kramer Lane, Suite B700, Austin, TX 78758 herein designated as the Assignee, a certain MORTGAGE dated 8/20/2019, made by Borrower: The Lancioni Group LLC, Trustee: N/A on real property located at

213 East Ave, Pitman, NJ 08071
Parcel: B: 25 L: 21, Alternative Parcel, if applicable: N/A
County of Gloucester and State of NJ,

to secure payment of the sum of \$92,400.00 which MORTGAGE is recorded in the Clerk's office of the County of Gloucester in NJ on 8/23/2019 in Instrument 31624, Book 15897, Page 159.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the same unto the said Assignee forever, subject only to all the provisions contained in the said MORTGAGE and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said MORTGAGE and the Bond, Note or other Obligation secured thereby, the sum of \$92,400.00 principal with interest thereon to be computed at the rate of 7.525 % per year from 8/20/2019, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Orion Financial Group Inc.



THE LANCIONI GROUP LLC, 19067086

VISIO/VFSINC/AOMOPD/ERE

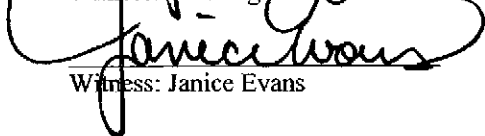
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL

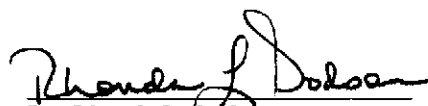
Loan No.: 1468267
Nepenthe 18

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on September 13, 2019.

Signed, Sealed and Delivered in the presence of or attested by:

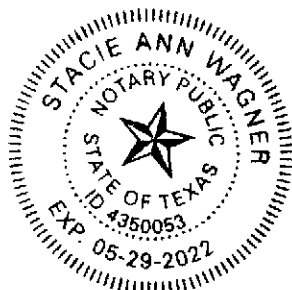
VISIO FINANCIAL SERVICES INC.,
a Delaware Corporation


Witness: Patti Erger

Witness: Janice Evans


By: Rhonda L. Dodson
As Its: Vice President, Accounting & Finance

STATE OF TEXAS
COUNTY OF TRAVIS

I certify and acknowledge that on September 13, 2019, before me, the undersigned, personally appeared Rhonda L. Dodson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, as Vice President, Accounting & Finance of Visio Financial Services Inc, its successors and assigns on behalf of said corporation, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Travis State of Texas.




NOTARY PUBLIC – Stacie Ann Wagner
My Commission Expires 05/29/2022