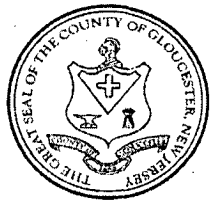
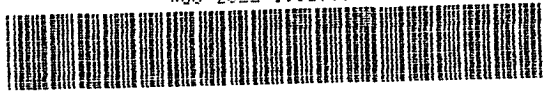


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00039574*  Docket: 00039574 Type: LPF Pages: James N. Hogan, Gloucester County Clerk Receipt #: 1069602 02:03:48P Sep 23, 2022 Recording Fee: 40.00
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee
Date of Document: September 13, 2022	Type of Document: Lis Pendens Foreclosure
First Party Name: Kevin Mackey	Second Party Name: Matrix Financial Services Corporation
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: 14320	Original Page: 157

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP

80 Main Street, Suite 460

West Orange, NJ 07052

(973) 325-8800

Attorneys for Plaintiff

Attorney Court ID:038662009

Attorney: Timothy Ziegler, Esq.

Our File No.: 03-020574-F00

Matrix Financial Services Corporation;

Plaintiff,

v.

Kevin Mackey, his heirs, devisees and personal representatives, and his/her, their, or any of their successors in right, title, and interest; Courtney Schaeffer; Tracy Doll; Jimmy Derer; Greg Derer; Ed Doll; Sherri Derer; Mr. Schaeffer, husband of Courtney Schaeffer; Mrs. Derer, wife of Jimmy Derer; Sunnova Management LLC; State of New Jersey; United States of America;;

Defendants.

Superior Court of New Jersey
Chancery Division
Gloucester County

Civil Action

Docket No.: F-009591-22

NOTICE OF LIS PENDENS

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN OF THE COMMENCEMENT AND PENDENCY OF THE ABOVE ENTITLED CIVIL ACTION, THE GENERAL OBJECTS OF WHICH ARE:

1. To foreclose the following mortgage:

Mortgage made by Kevin Mackey to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Oak Mortgage Company, LLC, dated May 22, 2015, and recorded on June 02, 2015, in Mortgage/Virtual Book 14320 for Gloucester County, at page 157, et seq. ✓
Said Mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Oak Mortgage Company, LLC to Matrix Financial Services Corporation by Assignment dated May 06, 2022 and recorded on May 13, 2022 in the Gloucester County Clerk's Office, Instrument Number 21366, in Assignment Book AB 452, at page 318, et seq.

2. To recover possession of the land described in Schedule A attached.

3. The Complaint was filed in the Superior Court of New Jersey on September 12, 2022.

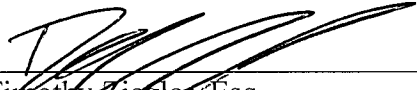
4. Notice required pursuant to N.J.S.A. 46:10B-51 is attached hereto.

**FRENKEL LAMBERT WEISS WEISMAN &
GORDON, LLP**

Attorneys for Plaintiff

Date: 9/13/22

By:



Timothy Ziegler, Esq.

SCHEDULE A

THE PROPERTY CONSISTS OF THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE LAND IN THE IN THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Clayton Boro, County of Gloucester, and State of New Jersey being more particularly described as follows:

BEGINNING at a point along the Easterly line of Winterberry Place (50 feet wide) said point being the Northerly end of a curve said curve having a radius of 25 feet and connecting the said Winterberry Place with the Northerly line of Moore Boulevard (50 feet wide) and running; thence

1. North 01 degree 04 minutes 23 seconds East, a distance of 73.44 feet to a point; thence
2. South 88 degrees 55 minutes 37 seconds East, a distance of 190.60 feet to a point; thence
3. South 05 degrees 12 minutes 28 seconds East, a distance of 106.87 feet to a point; thence
4. Southwesterly following a curve to the left said curve having a radius of 217.76 feet and a length of 98.20 feet to a point; thence
5. North 79 degrees 25 minutes 37 seconds West, a distance of 75 feet to a point; thence
6. Northwestwardly following a curve to the left said curve having a radius of 340 feet and a length of 9.65 feet to a point; thence
7. Northwestwardly following a curve to the right, said curve having a radius of 25 feet and a length of 35.83 feet to the point and place of **BEGINNING**.

BEING Lot 32 Block 1102.01 on Plan of Countryside, Phase I, Map 8-155 filed 7/31/90.

BEING premises No. 1 Winterberry Place.

Block: 1102.01, Lot: 32

Being commonly known as 1 Winterberry Place, Borough of Clayton New Jersey 08312.

Being designated on the Tax Map of the Borough of Clayton as Block 1102.01, Lot 32.

The Borough of Clayton is also known as Clayton Boro



REPLY TO CENTRAL MAIL PROCESSING:

53 Gibson Street
Bayshore, NY 11706
Tel: (973) 325-8800
Fax: (973) 900-8823

September 13, 2022

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

Matrix Financial Services Corporation v. Mackey, Kevin

Our File: 03-020574-F00
P.Q.: 1 Winterberry Place, Clayton, NJ 08312
Block 1102.01, Lot 32

A foreclosure action has been commenced on the aforementioned property. This property is not an affordable unit pursuant to the "Fair Housing Act".

The following representative of the creditor and servicer who is responsible for receiving complaints of property maintenance and code violation is:

**Corporation Service Company - Ewing
Princeton South Corporate Ctr., Suite 160
100 Charles Ewing Blvd.
Ewing, NJ 08628
Phone: 714-640-2516**

The following in-state representative who is responsible for the care maintenance, security, and upkeep of the property if it becomes vacant and abandoned is:

**Safeguard Properties Management, LLC
Care of Corporation Service Company
100 Charles Ewing Blvd
Ewing, NJ 08628
Phone: 1-800-852-8306 x8484
Email: code.violations@safeguardproperties.com**

The following representative of the creditor and servicer who is authorized to accept service of process is:

**Corporation Service Company
Princeton South Corporate Center
100 Charles Ewing Blvd, Suite 160
Ewing, NJ 08628
Phone: 888-690-2882
Email: info@incspot.com**

New Jersey Office:
80 Main Street, Suite 460, West Orange, N.J. 07052
(use mailing address above)

WWW.FLWLAW.COM