



DOCKET#:14345 Type:ERX-Notice of Settle
PAGES:3

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1232491 02:40:22 PM

05/09/2025

Fee:\$ 20.00

DOCUMENT DATE: 05/09/2025

PARTIES:

FIRST PARTY-STEVEN J GRUBER
ADDITIONAL PARTY-CATHERINE M GRUBER
SECOND PARTY-WENDY CROMER

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

NOTICE OF SETTLEMENT

File #: STA1111N

Owner(s) Name(s) and Address(es):

Steven J. Gruber and Catherine M. Gruber
435 Fawn Meadow Drive
Mount Royal, NJ 08061

Buyer/Borrower(s) Name(s) and Address(es):

Wendy Cromer
9 Village Court
Mount Laurel, NJ 08054

NOTICE is hereby given of a contract, agreement of sale, or mortgage commitment between the parties hereto.

THE land to be affected is commonly known as **447 1/2 Cook Avenue**, Tax Block **108**, Tax Lot **43** in **Paulsboro Borough, Gloucester County**, State of **New Jersey**.

SAID land is more particularly described in SCHEDULE "C" attached hereto and made a part hereof.



Fran Turchi
Title Representative*
RealSmart Title Agency
498 Kings Highway North
Cherry Hill, NJ 08034

ACKNOWLEDGEMENT

State of New Jersey, County of Camden

Be it remembered that on May 9, 2025 before me, the subscriber, personally appeared Fran Turchi, Title Representative for RealSmart Title Agency, who I am satisfied, is or are the person(s) named in and who executed the within instrument, and thereupon he, she, or they signed, sealed, and delivered the same as such office aforesaid on behalf of the corporation and that the within instrument is the voluntary act and deed of such corporation.

Sworn to and subscribed before me, the date aforesaid.



ANNETTE O'HARA

Commission #2288092

Notary Public, State of New Jersey

My Commission Expires

May 29, 2027

NOTICE OF SETTLEMENT

SCHEDULE C Legal Description

File #: STA1111N

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Paulsboro Borough, County of Gloucester, State of New Jersey:

Beginning at a point in the Northerly line of Cook Avenue (50 feet wide) 150.35 feet Eastwardly from the intersection of the said line of Cook Avenue with the Easterly line of Vanneman Boulevard (50 feet wide) said beginning point being in the extending line of the party wall between premises 447 1/2 Cook Avenue and 449 Cook Avenue; thence

(1) North 70° 55' East along the Northerly line of Cook Avenue 16 feet to the extended line of the party wall between premises 447 and 447 1/2 Cook Avenue; thence

(2) North 19 ° 05' West 125.0 feet to a point in the Northerly line of a 15 foot wide driveway; thence

(3) South 70° 55' West along the Northerly line of said driveway a distance of 16.0 feet to a point in the division line between Lots 43 and 44 Block 108 on the tax map of the Borough of Paulsboro; thence

(4) South 19° 05' East along said division line a distance of 125.0 feet to the place of beginning.

TOGETHER with and subject to the free use in common with adjoining owners, tenants and occupiers of the aforesaid driveway and all connecting alleys.

FOR INFORMATION PURPOSE ONLY: Being known as Tax Block 108, Tax Lot 43 on the Current Official Tax Map of Paulsboro Borough, State of New Jersey. Commonly known as 447 1/2 Cook Avenue, Paulsboro, NJ 08066.