

DOCKET#:15934 Type:ERX-Notice of Settle
PAGES:3

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1235326 08:54:08 AM

05/23/2025

Fee:\$ 20.00

DOCUMENT DATE: 05/22/2025

PARTIES:

FIRST PARTY-MARK HUTTON
SECOND PARTY-DANIEL VENELLA

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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

Name(s) and address(es):

Mark Hutton
108 E. Pacific Ave, Unit 2
Minotola, NJ 08341

Seller(s)

Name(s) and address(es):

Daniel Venella
913 Whig Lane,
Monroeville, NJ 08343

Purchaser(s) and/or Mortgagor(s)

about to reside at:

401 N Broadway, Pitman, NJ 08071

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE land to be affected is commonly known as **401 N Broadway**, Tax Lot **17**, Tax Block **109** in the Municipality of **Borough of Pitman**, County of **Gloucester**, State of **NJ**.

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

PREPARED BY:

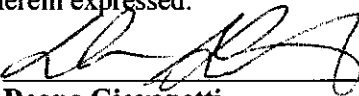


Michelle Pohubka
Agent for **Federation Title Agency, Inc.**
Address: **1960 NJ 70**
Cherry Hill NJ 08003

STATE OF NJ

COUNTY OF Gloucester

BE IT REMEMBERED, that on the **May 22, 2025**, before me the subscriber, personally appeared, **Michelle Pohubka**, who I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledge that he/she signed and sealed and delivered the same as his/her own act and deed for the uses and purposes therein expressed.



Deana Giovanetti
A Notary Public of NJ.
My Commission Expires

DEANA GIOVANETTI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES October 4, 2027

File #: FTA 218143

* This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proven in the same manner as a deed.

NOTICE OF SETTLEMENT

SCHEDULE C **Legal Description**

Commitment No. FTA 218143

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Pitman, in the County of Gloucester, State of NJ, more particularly described as follows:

NOTE FOR INFORMATION: 401 N Broadway, Lot 17, Block 109, in the Borough of Pitman, County of Gloucester, in the State of NJ.