



1301 Atlantic Avenue
Midtown Building, Suite 400
Atlantic City, NJ 08401
☎ 609.348.4515 📠 609.348.6834
www.foxrothschild.com

Eileen Oakes Muskett
Office Managing Partner

AMANDA R. MOSCILLO
Direct No: 609.572.2294
Email: amoscillo@foxrothschild.com

April 15, 2025

Robert L. Reid, AICP, NJPP
Land Use Regulation Enforcement Officer
NJ Casino Reinvestment Development Authority
Land Use Regulation and Enforcement Division
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: NextRes, LLC
Block 328, Lot 13

Dear: Mr. Reid:

Please be advised that this firm is counsel to NextRes, LLC relative to their application before the CRDA for a Certificate of Non-Conformity (the “Application”). Enclosed please find the following in support of the Application:

1. Check in the amount of \$100; and
2. Flash-drive containing electronic copy of the Application and ancillary documents.

In addition, please find the following documents, which have been compiled into five (5) packets:

1. Application Form;
2. Application Rider with Exhibits A-E;
3. Application Checklist;
4. Disclosure Statement of NextRes, LLC;
5. Draft notice for publication;
6. Deed; and
7. 11” x 17” Land Survey prepared by Steven R. Kelly, PLS, PP dated May 8, 2023.

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia Pennsylvania Illinois South Carolina Massachusetts Texas Minnesota Washington Missouri



Robert L. Reid, AICP, NJPP
April 15, 2025
Page 2

Please note that the proof of paid taxes and 200 foot list have been requested and will be forwarded upon receipt.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Moscillo".

Amanda R. Moscillo

ARM



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM
For
Certificate of Nonconformity

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

To be completed by CRDA staff only.

Date Filed: _____ **Application No.:** _____

Application Fees: _____ **Escrow Deposit:** _____

Scheduled for:
Review for Completeness: _____ **Hearing:** _____

1. SUBJECT PROPERTY

Location: 111 N. Indiana Avenue

Tax Map Page 57 Block 328 Lot(s) 13

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 25' Depth 80' Total Area 2,000 square feet

Zoning District Central Business District

Explain in detail current Use of Subject Property:

See Application Rider.

Certificate of Nonconformity being sought for Nonconforming

Use _____ Structure _____ Both X

2. APPLICANT

Name NextRes, LLC

Email bwhite@nextres.com

Address 12 Penns Trail, Suite 138, Newtown, PA 18940

Telephone Number 609-572-2294 (Amanda Moscillo, Attorney for Applicant)

Applicant is a: Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders")[owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of

owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Please see attached Disclosure Statement.

Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

4. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No Proposed _____

Present detailed use of the premises:

Please see Application Rider.

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. **Please see Application Rider.** _____
- b. _____
- c. _____
- d. _____
- e. _____

5. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

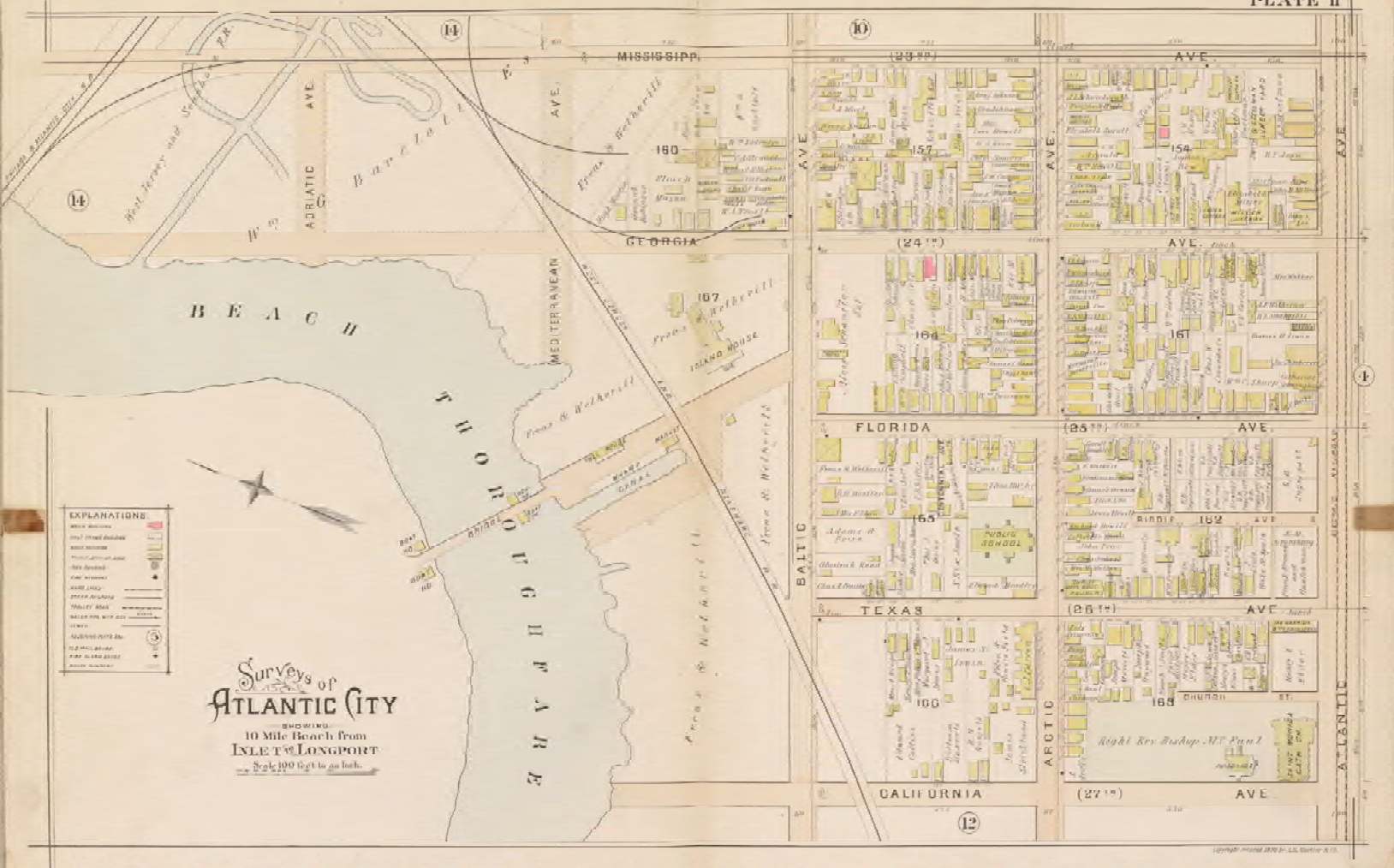
Application Rider:

NextRes, LLC (the “Applicant”) seeks a Certificate of Non-Conformity for a single-family dwelling at 111 N. Indiana Avenue (the “Property”). The Applicant seeks a Certificate of Non-Conformity pursuant to N.J.S.A. 40:55D-68 for the single-family dwelling on the Property as such use is no longer permitted in the Central Business District.

The Applicant's evidence and research of the public record documents demonstrate that the building was a two-story building before the first land development ordinance was adopted in 1929 and at the time N.J.A.C. 19:66 was put in effect on 01/02/2018, which rendered such use nonconforming. Please see the following which prove the non-conforming use was in effect since approximately 1908:

1. Plate 11 in A.H. Mueller Atlas depicts frame building in 1908. See Exhibit A.
2. Plate 45 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1921, updated 1926, depicts a two-story frame dwelling. See Exhibit B.
3. Plate 45 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1952, updated 1964, depicts a two-story frame dwelling. See Exhibit C.
4. Property Record card (Building Record card reverse) dated 1966 through 1982 indicates a two story single-family frame dwelling. See Exhibit D.
5. Property Record card (Building Record card reverse) dated 07/23/1981 indicates a one living unit with a diagram showing a two story frame dwelling. See Exhibit E.

EXHIBIT A



EXPLANATIONS

Water	[Symbol]
10' Flood	[Symbol]
20' Flood	[Symbol]
30' Flood	[Symbol]
40' Flood	[Symbol]
50' Flood	[Symbol]
60' Flood	[Symbol]
70' Flood	[Symbol]
80' Flood	[Symbol]
90' Flood	[Symbol]
100' Flood	[Symbol]
110' Flood	[Symbol]
120' Flood	[Symbol]
130' Flood	[Symbol]
140' Flood	[Symbol]
150' Flood	[Symbol]
160' Flood	[Symbol]
170' Flood	[Symbol]
180' Flood	[Symbol]
190' Flood	[Symbol]
200' Flood	[Symbol]
210' Flood	[Symbol]
220' Flood	[Symbol]
230' Flood	[Symbol]
240' Flood	[Symbol]
250' Flood	[Symbol]
260' Flood	[Symbol]
270' Flood	[Symbol]
280' Flood	[Symbol]
290' Flood	[Symbol]
300' Flood	[Symbol]
310' Flood	[Symbol]
320' Flood	[Symbol]
330' Flood	[Symbol]
340' Flood	[Symbol]
350' Flood	[Symbol]
360' Flood	[Symbol]
370' Flood	[Symbol]
380' Flood	[Symbol]
390' Flood	[Symbol]
400' Flood	[Symbol]
410' Flood	[Symbol]
420' Flood	[Symbol]
430' Flood	[Symbol]
440' Flood	[Symbol]
450' Flood	[Symbol]
460' Flood	[Symbol]
470' Flood	[Symbol]
480' Flood	[Symbol]
490' Flood	[Symbol]
500' Flood	[Symbol]
510' Flood	[Symbol]
520' Flood	[Symbol]
530' Flood	[Symbol]
540' Flood	[Symbol]
550' Flood	[Symbol]
560' Flood	[Symbol]
570' Flood	[Symbol]
580' Flood	[Symbol]
590' Flood	[Symbol]
600' Flood	[Symbol]
610' Flood	[Symbol]
620' Flood	[Symbol]
630' Flood	[Symbol]
640' Flood	[Symbol]
650' Flood	[Symbol]
660' Flood	[Symbol]
670' Flood	[Symbol]
680' Flood	[Symbol]
690' Flood	[Symbol]
700' Flood	[Symbol]
710' Flood	[Symbol]
720' Flood	[Symbol]
730' Flood	[Symbol]
740' Flood	[Symbol]
750' Flood	[Symbol]
760' Flood	[Symbol]
770' Flood	[Symbol]
780' Flood	[Symbol]
790' Flood	[Symbol]
800' Flood	[Symbol]
810' Flood	[Symbol]
820' Flood	[Symbol]
830' Flood	[Symbol]
840' Flood	[Symbol]
850' Flood	[Symbol]
860' Flood	[Symbol]
870' Flood	[Symbol]
880' Flood	[Symbol]
890' Flood	[Symbol]
900' Flood	[Symbol]
910' Flood	[Symbol]
920' Flood	[Symbol]
930' Flood	[Symbol]
940' Flood	[Symbol]
950' Flood	[Symbol]
960' Flood	[Symbol]
970' Flood	[Symbol]
980' Flood	[Symbol]
990' Flood	[Symbol]
1000' Flood	[Symbol]

Surveys of
ATLANTIC CITY
SHOWING
10 Mile Beach from
INLET to LONGPORT
Scale 100 feet to an inch.

Copyright 1910 by J. L. Smith & Co.

EXHIBIT B

MEDITERRANEAN AV.



149
Mc ALLISTER COAL CO

BORTON COAL & TRADING CO

OAKLAND AV.

142
NATIONAL MACHINE WORKS

BALTIC AV.

N. OHIO

N. INDIANA

N. ILLINOIS

146
THE NEW WALTZ DREAM
DANCE HALL & CABARET

INDIANA PUBLIC SCHOOL

139

ARCTIC AV.

RESURRY M.E. CHURCH

YMCA

139
SULLIVAN'S PATRISKELLAR



MAP DIVISION
PENNACON UNIVERSITY LIBRARY

EXHIBIT C

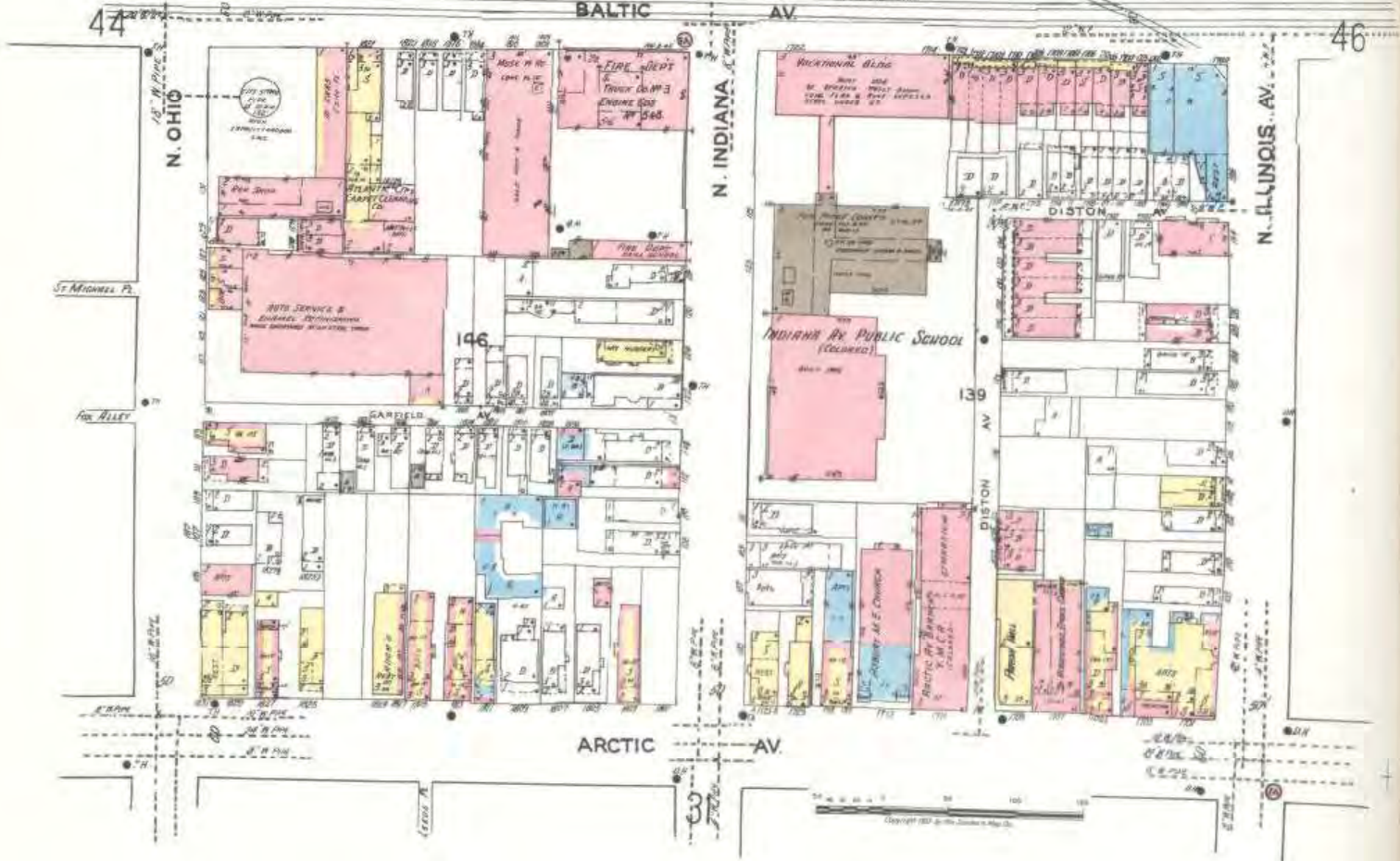
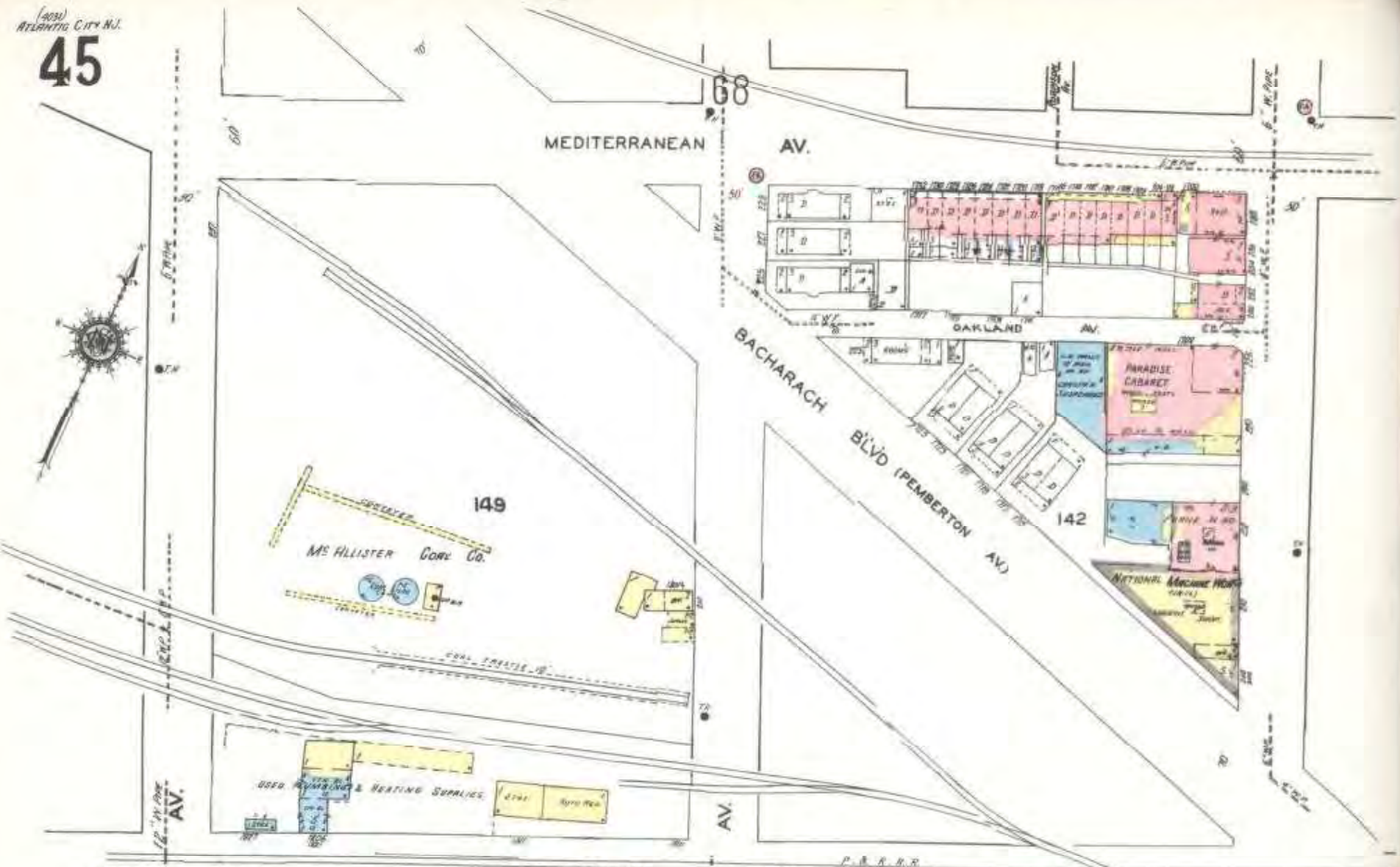


EXHIBIT D

PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

MAP BLOCK LOT CARD NO.

3B-3001 WILLIAM A DART ET UX
 BLK 139 111 N. INDIANA AVE.
 LOT 13 25 X 80

OWNERSHIP

Flaine Dart Barnes and S. Plainfield Barnes 11/12/11 100

PHOTO OR MEMORANDA

PROPERTY FACTORS

LAND VALUE COMPUTATIONS AND SUMMARY

STREET	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	CLASS	DATE	PURCHASE PRICE
PAVED	BUILDING SITE				BLOGGS	2	25
SEMI-IMPROVED	FILLED						
DIRT	RAW						
SIDEWALK	WOODED						
CURB	WASTE LAND						
WATER	TOTAL ACREAGE						
SEWER	FRONTAGE						
GAS	DEPTH						
ELECTRICITY	UNIT PRICE						
ALL UTILITIES	DEPTH FACTOR						
TOPOGRAPHY	FRONT FT. PRICE						
LEVEL							
HIGH	TOTAL VALUE LAND						
LOW	TOTAL VALUE BUILDINGS						
ROLLING	TOTAL VALUE LAND & BUILDINGS						
SWAMPY	UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADJNS.	OTHER	

PROPERTY INFORMATION

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS	NET VALUE
				65 OVER	VETERANS
19 66	800	5800	6600		
19 67	800	5800	6600		
19 68	"	"	"		
19 69	"	"	"		
19 70	800	5800	6600		
19 71	800	5800	6600		
18 72-73	1600	11600	13200	160	
19 74-75	1600	11600	13200	160	
19 76-78	1600	11600	13200	160	
19					

DAYTON, OHIO

QUELLEN TRUMBULL CO.

11600

14800

PITTSBURG, PA.

EXHIBIT E

OWNERS NAME & ADDRESS

Battery I. & Marya L. Newsome

328

13

PROPERTY ID

00139 000013

QUALIFIER CARD OF CARDS

01 01

DATE DEL. ADD. CHG. F/D BY

New: 328.00/13.00
Pr: 111 N INDIANA AVE
DID: 00139/00013/W02

BUILDING PERMIT

111 N INDIANA AVE
PROPERTY ADDRESS

INTERIOR INSPECTION
DATE 07/23/81
SRC 1 NO. CALL 1 ID 003

SYSTEM ACTION REQUESTED

- NEED DATA MAILER
- NEED C/S WITH NEW MARKET VALUE
- NEED NEW FINAL DOCUMENT

SALES DATA

DATE MONTH/YEAR	TYPE 1 - Land 2 - Ld & Bldg 3 - Building	AMOUNT	SOURCE 1 - Buyer 2 - Seller 3 - Agent 4 - Other	VALIDITY 0 = Valid 1 = Invalid	SALE DELETE D
7/23/81	1	20000	1	0	

LAND DATA & COMPUTATIONS

299 DELETE 300 356 LAND ENTRIES

LOT	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price
301	1 Regular Lot	301	L				
302	2 Minus Lot	302	L				
303	3 Apartment Site	303	L				
303	4 Waterfront	303	L				
311	1 Primary Site	311	S	2,000	2,000	10.00	
312	2 Secondary Site	312	S				
312	3 Undeveloped	312	S				
312	4 Residential	312	S				
312	5 Waterfront	312	S				
321	1 Waterfront	321	A				
322	2 Tillable	322	A				
323	3 Pasture	323	A				
323	4 Woodland	323	A				
323	5 Wasteland	323	A				
324	6 Primary Site	324	A				
325	7 Secondary Site	325	A				
325	8 Undeveloped	325	A				
325	9 Residential	325	A				
325	0 Other	325	A				
330	TOTAL ACRES	330	A				
335	GROSS	335	G				

Depth	Effective Unit Price	Influence Factor	Land Value
401		[]	
402		[]	
403		[]	
404		[]	
405		[]	
406		[]	
407		[]	
410		[]	

TYPE CODE	QUAN	YEAR	SIZE	GRD	CND	DEPR	MOD CODE	RCMLD
399								
OTHER BUILDING & YARD IMPROVEMENTS								
401								
402								
403								
404								
405								
406								
407								
410								
MISCELLANEOUS IMPROVEMENTS VALUE								
TOTAL VALUE								

INFLUENCE FACTORS	Final Value
1 Unimproved	
2 Excessive Front	
3 Topography	
4 Shape or Size	
5 Economic	
Misimprovement	
6 Restrictions -	
Nonconforming	
7 Corner / Alley (+)	
8 View (+)	

TOPOGRAPHY	UTILITIES	ROADS	TRAFFIC	LANDSCAPE
1	10000	3060	2	2
0 N/A			0 N/A	1 Inferior
1 Level			1 Light	2 Typical
2 Low			2 Medium	3 Superior
3 High				

MEMORANDUM
RSN-1, DT-041082, RV-



**15 South Pennsylvania Avenue
Atlantic City, NJ 08401**

NJ CRDA – City of Atlantic City – Non-Conforming Use Certification (NJAC 19:66-12.1) – Commercial and / or Multi-Family Checklist (Form #4)

REQUIRED APPLICATION ITEMS

Project Name: _____ Application # _____

Prepared by: Amanda Moscillo Title Attorney for Applicant date _____

Note : Five (5) copies of plans and supporting documents are required as the initial submission.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed CNC Application Form	X	X		
2	Payment of Required Application Fee	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.	X	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	N/A		
6	A narrative describing existing conditions, the historical use of the property, surrounding uses and the proposed use of the property.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X		X	

12	Copy of Survey prepared by New Jersey licensed professional land surveyor depicting buildings, structures, fences, site lighting, on-parking, etc.	X	X		
13	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
Evidence is required to support the claim of the pre-existing Non-conformity. The following is a list of types of evidence that should be submitted:					
15	Copies of Property Record Cards from Municipal Tax Assessor's Office	X	X		
16	Copies of prior and current Certificate of Occupancy from Municipal Construction Office.	X			
17	Copies of Building Permit(s) from Municipal Construction Office.	X			
18	Copies The Polk Directory from Atlantic City Free Public Library.	X			
19	Copies of Sanborn Insurance Maps and or other Atlas'.	X	X		
20	Inspection Reports	X			
21	Copy of architectural plan depicting areas and type of each use.	X			
22	Certificate of Occupancy for Rentals	X			
23	State History Cards (3 or more units)	X			
24	Mercantile Licenses	X			
25	Rent Control Filing Records	X			
26	Landlord Registration Documents	X			
27	Prior approvals granted by Planning Board and/or Zoning Board of Adjustment	X			
	Other: _____ _____ _____ _____ _____				

NextRes, LLC, a New Jersey limited liability company

April 15, 2025

DISCLOSURE STATEMENT

**LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS
OR INDIVIDUALS OWNING 10% OF THE CORPORATION
STOCK OR 10% INTEREST IN THE PARTNERSHIP
(N.J.S.A. 40:55D-48.1 AND 48.2)**

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in NextRes, LLC, a New Jersey limited liability company.

ACJ Capital Holding, LLC
12 Penns Trail, Suite 138
Newtown, PA 18940

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in ACJ Capital Holding, LLC, a New Jersey limited liability company.

Kirill Ayzenberg
12 Penns Trail, Suite 138
Newtown, PA 18940

NOTICE OF HEARING
NJ CRDA LURED JURISDICTION

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE that a written application has been filed by the undersigned on behalf of NextRes, LLC (“Applicant”) with the Casino Reinvestment Development Authority (“CRDA”) for a Certificate of Non-Conformity pursuant to N.J.S.A. 40:55D-68 for the single-family dwelling located at 111 N. Indiana Avenue, Atlantic City, NJ (the “Property”). The Property is located within the Central Business District of the Atlantic City Tourism District. Single family dwellings are not permitted in the Central Business District

Applicant will also apply for any other variances, deviations, waivers, interpretations, or development approvals as may be required for the above-referenced proposal.

The Property is commonly known and identified as 111 N. Indiana Avenue and designated as Block 328, Lot 13 on the official tax map of the City of Atlantic City.

A public hearing in this matter has been scheduled before the CRDA for Thursday, May 1, 2025 at 10:00 a.m. in the Board Room of the Casino Reinvestment Development Authority located at 15 South Pennsylvania Avenue, Atlantic City, NJ 08401.

All plans and the application in connection with this Application are on file with the Land Use Administrative Official, Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 South Pennsylvania Avenue, Atlantic City, NJ 08401, and are available for inspection Monday through Friday, 9:00 a.m. to 5:00 p.m.

You may appear in person, by agent or attorney and present any testimony that you may have relevant to the granting of this application.

This notice is given in compliance with the requirements of NJAC 19:66-14.1 of the Tourism District Land Development Regulations and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

Dated: April 15, 2025

FOX ROTHSCHILD LLP
Amanda Moscillo, Esquire
Attorneys for Applicant
1301 Atlantic Avenue
Suite 400
Atlantic City, NJ 08401
(609) 572-2200
amoscillo@foxrothschild.com



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 01/03/2024 11:36:55
RCPT # 1744485 RECD BY E-RECORD
NAME FEE
RECORDING FEES 40.00
INSTRUMENT# 2024000181
VOL 15529 PAGE 1 OF 5

Official Use Only

Transaction Identification Number

6928410

8455679

Submission Date(mm/dd/yyyy)

11/27/2023

No. of Pages (excluding Summary Sheet)

3

Recording Fee (excluding transfer tax)

\$40.00

Realty Transfer Tax

\$0.00

Total Amount

\$40.00

Document Type

LIS PENDENS FORECLOSURE

Municipal Codes

ATLANTIC CITY

01

Batch Type L2 - LEVEL 2 (WITH IMAGES)

556608

Return Address (for recorded documents)

JONATHAN L. HORNIK, ESQ., PC
475 COUNTY ROAD 520 STE 200
MARLBORO, NJ 07746

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

LIS PENDENS FORECLOSURE	Type	LIS PENDENS FORECLOSURE				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	11/27/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
				2023030388		
	DEFENDANT	Name			Address	
		LEGACYHOLDER NJ LLC				
		CHANDRA L REID				
	PLAINTIFF	Name			Address	
		NEXTRES LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

* DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Nelson Diaz, Esq. (Atty Id.:007221987)
LAROCCA HORNIK ROSEN & GREENBERG LLP
475 County Road 520
Suite 200
Marlboro, NJ 07746
(212) 536-3529
Attorneys for Plaintiff
Our File No.: 1714

<p>NEXTRES, LLC</p> <p style="text-align: center;">PLAINTIFF,</p> <p>vs.</p> <p>LEGACYHOLDER NJ LLC; CHANDRA LAJUAN REID</p> <p style="text-align: center;">DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION ATLANTIC COUNTY</p> <p>Docket No.: F-013454-23</p> <p style="text-align: center;">CIVIL ACTION</p> <p style="text-align: center;">NOTICE OF LIS PENDENS</p>
--	---

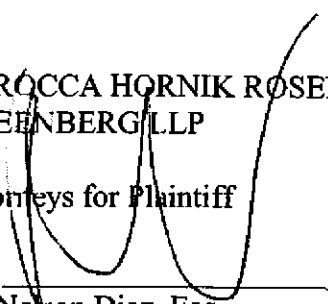
TO WHOM IT MAY CONCERN:

Please be advised that notice is hereby given regarding the above-entitled Civil Action, which has been commenced and is pending to foreclose a mortgage and recover possession of certain lands and premises, as follows:

1. The Mortgage being foreclosed was made by Legacyholder NJ LLC to Nextres, LLC dated June 30, 2023, and was recorded in the Office of the Atlantic County Clerk on July 3, 2023, Instrument No. 2023030388, Book 15458.
2. To recover possession of the lands and premises hereinafter described. The lands and premises to be affected by said suit are described in Schedule A annexed hereto.
3. The Complaint in Foreclosure in the above-entitled action was filed in the Office of the Clerk of the Superior Court of New Jersey on November 27, 2023.

LARÓCCA HORNIK ROSEN &
GREENBERG LLP

Attorneys for Plaintiff

By: 
Nelson Diaz, Esq.

Dated: November 27, 2023

SCHEDULE "A"

ALL that certain lot, parcel or tract of land, situate and lying in the City of Atlantic City, County of Atlantic, State of New Jersey, and being more particularly described as follows:

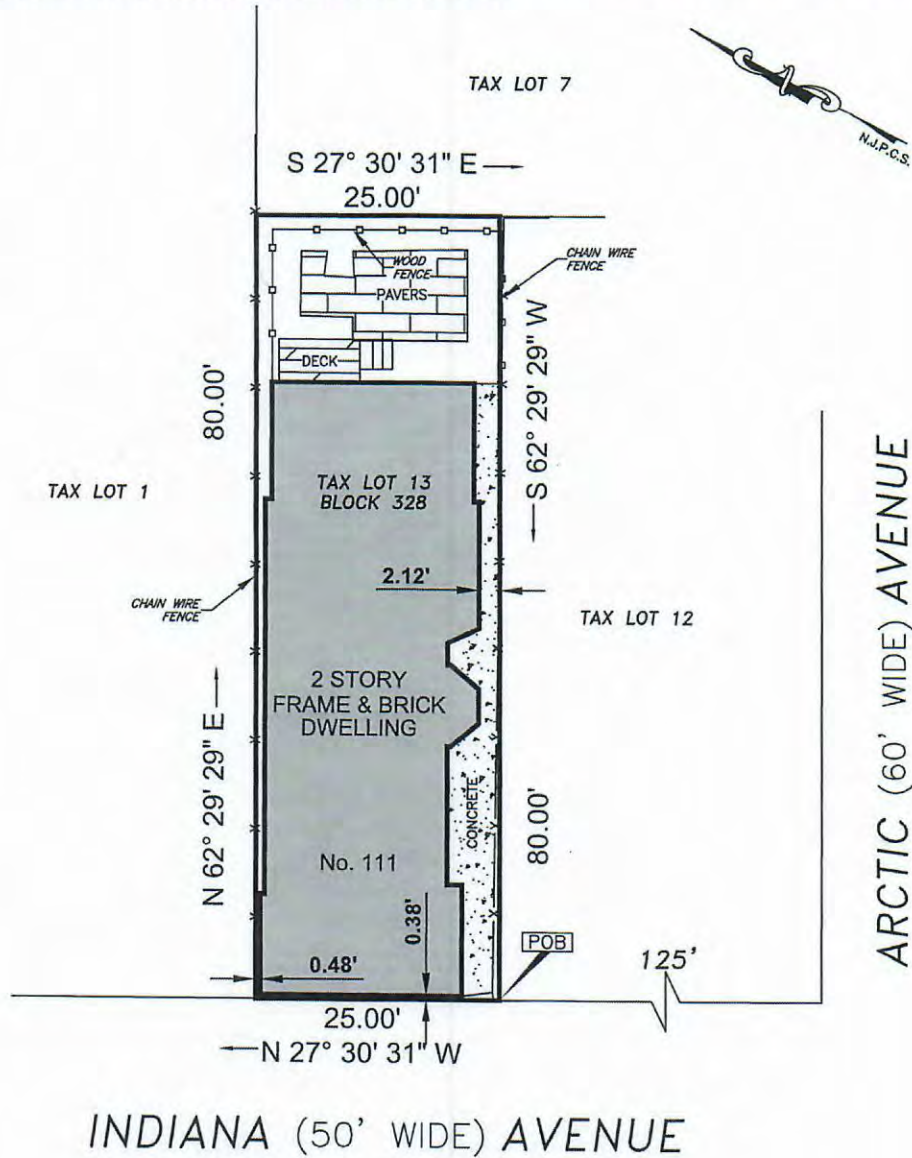
BEGINNING at a point in the Easterly line of Indiana Avenue 125 feet Northwardly from the Northerly line of Arctic Avenue; thence

- (1) Eastwardly, parallel with Arctic Avenue, 80 feet; thence
- (2) Northwardly, parallel with Indiana Avenue, 25 feet; thence
- (3) Westwardly, parallel with Arctic Avenue 80 feet to the Easterly line of Indiana Avenue; thence
- (4) Southwardly, along the Easterly line of Indiana Avenue 25 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 13 in Block 328 on the City of Atlantic City Tax Map.

Commonly known as 111 N. Indiana Ave., Atlantic City, NJ 08401

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRANCHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
GROSS AREA = 2,000.00 S.F./0.05 ACRES

DESCRIPTION:
BEING LOT 13, BLOCK 328, ON THE CITY OF ATLANTIC CITY TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, CHANDRA REID THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

05/10/23

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979
STEVEN R. KELLY, P.L.S., P.P.
COPYRIGHT © 1993, 1994 & 1995 by STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

LAND SURVEY

Kelly SURVEY
STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
CITY OF ATLANTIC CITY
COUNTY OF ATLANTIC, N.J.
111 NORTH INDIANA AVENUE

DATE 05/08/23	SCALE 1"=15'	DRAWN RK	CHKD SK	JOB No. 20230226
------------------	-----------------	-------------	------------	---------------------