



**Ocean County  
Document Summary Sheet**

OCEAN COUNTY CLERK  
PO BOX 2191  
COURTHOUSE  
TOMS RIVER NJ 08754

INSTR # 2024064311  
OR BK 19778 PG 1209  
RECORDED 08/30/2024 01:28:12 PM  
SCOTT M. COLABELLA, COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY  
RECORDING FEES 45.00

**Official Use Only**

**Transaction Identification Number**

7298154                      8926551

**Submission Date(mm/dd/yyyy)**                      08/30/2024

**No. of Pages (excluding Summary Sheet)**                      3

**Recording Fee (excluding transfer tax)**                      \$45.00

**Realty Transfer Tax**                      \$0.00

**Total Amount**                      \$45.00

**Document Type**                      NOTICE/SETTLEMENT/CONTRACT & MTG

**Municipal Codes**  
TOMS RIVER TOWNSHIP                      8

**Batch Type**                      L2 - LEVEL 2 (WITH IMAGES)

1249282

**Return Address (for recorded documents)**

UNIVERSAL TITLE, LLC  
101 CHASE AVE SUITE 304  
LAKEWOOD, NJ 08701

**Additional Information (Official Use Only)**

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**Ocean County  
Document Summary Sheet**

NOTICE/SETTLEMENT/CONTRACT & MTG	<b>Type</b>		NOTICE/SETTLEMENT/CONTRACT & MTG			
	<b>Consideration</b>					
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)			
	<b>Document Date</b>		08/30/2024			
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>SELLER/MTGOR</b>		<b>Name</b>		<b>Address</b>	
			CHRISTIAN W LACICERO			
			JUSTIN D LAMB			
	<b>BUYER/MTGEE</b>		<b>Name</b>		<b>Address</b>	
			MEIR KRUPNIK			
			SHANIE D KRUPNIK			
			ARK MORTGAGE INC ISAOA ATIMA			
	<b>Parcel Info</b>					
<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>	
	8	797	5.02		8	

This is not an official document

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## NOTICE OF SETTLEMENT

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File No.: UANJ-202407301

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

Christian W. LaCicero  
109 Buermann Avenue  
Toms River, NJ 08753

Justin D. Lamb  
109 Buermann Avenue  
Toms River, NJ 08753

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

Meir Krupnik and Shanic D. Krupnik, husband and wife  
126 Hudson Street  
Lakewood, NJ 08701

**Lender's Name and Address:**

Ark Mortgage, Inc., ISAOA ATIMA  
400 Rella Blvd, Suite 300  
Montebello, NY 10901  
Loan No.: 202237186

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 109 Buermann Avenue, Tax Lot 5.02, Tax Block 797 in the Twp of Toms River, Ocean County, New Jersey, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.



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Joshua Feldberger, Representative for  
Universal Title, LLC  
101 Chase Avenue, Suite 304  
Lakewood, NJ 08701

\* 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 proved in the same manner as a deed.

Notice of Real Estate Settlement

UANJ-202407301

State of New Jersey, County of Schenectady

Be it remembered that on August 30, 2024 before me, the subscriber, personally appeared Joshua Feldberger as representative of Universal Title, LLC, who, I am satisfied, are the persons named in the foregoing instrument, and I, having first made known to them the contents thereof, they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed. All of which is hereby certified.

RACHEL GOLDMAN  
Notary Public, State of New Jersey  
Comm. # 50209982  
My Commission Expires 5/11/2028

[Signature]  
Notary Public State of New Jersey  
My Commission Expires: 5/11/28

File and Return to: Universal Title, LLC  
101 Chase Avenue, Suite 304  
Lakewood, NJ 08701

*This is not an official document*

## EXHIBIT "A"

ALL THAT CERTAIN TRACT, LOT AND PARCEL OF LAND LYING AND BEING IN THE TOWNSHIP OF TOMS RIVER, COUNTY OF OCEAN AND STATE OF NEW JERSEY.

BEING KNOWN AND DESIGNATED AS LOT 5.02 BLOCK 797 AS SHOWN ON A CERTAIN MAP ENTITLED, "MINOR SUBDIVISION MAP OF TAX LOTS 5, 6 AND 15 BLOCK 797, DOVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY", SAID MAP BEING DULY FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON JANUARY 12, 2007 AS CASE NO. K-3577.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF BUERMANN AVENUE (50 FEET), SAID POINT BEING DISTANT 159.59 FEET EASTERLY, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF BUERMANN AVENUE AND THE EASTERLY LINE OF GILFORD AVENUE RUNNING; THENCE

1. NORTH 13 DEGREES 50 MINUTES 00 SECONDS EAST, 120.00 FEET TO A POINT; THENCE
2. SOUTH 76 DEGREES 10 MINUTES 00 SECONDS EAST, 40.00 FEET TO A POINT; THENCE
3. SOUTH 13 DEGREES 50 MINUTES 00 SECONDS WEST, 120.00 FEET TO A POINT IN THE NORTHERLY LINE OF BUERMANN AVENUE; THENCE
4. ALONG THE NORTHERLY LINE OF BUERMANN AVENUE, NORTH 76 DEGREES 10 MINUTES 00 SECONDS WEST, 40.00 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:  
BEING LOT 5.02, BLOCK 797 ON THE TOWNSHIP OF TOMS RIVER TAX MAP.  
ALSO KNOWN AS 109 BUERMANN AVENUE TOMS RIVER NJ.