

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
**Caption in Compliance with D.N.J. LBR 9004-1**

In re:

CBRM Realty Inc. *et al.*,

Debtors.<sup>1</sup>

Chapter 11

Case No. 25–15343 (MBK)  
(Jointly Administered)

**CERTIFICATE OF SERVICE**

I, Hannah Bussey, depose and say that I am employed by Kurtzman Carson Consultants, LLC dba Verita Global (“Verita”), the claims and noticing agent for the Debtors in the above-captioned case.

On July 23, 2025, at my direction and under my supervision, employees of Verita caused to be served the following documents via Electronic Mail upon the service list attached hereto as **Exhibit A**:

- **Declaration of Matthew Dundon, Principal of IslandDundon LLC, in Support of Debtors’ Motion for Entry of an Order (I) Approving (A) Bidding Procedures, the Sale Timeline, and the Form and Manner of Notice Thereof for the Kelly Hamilton Property, (B) the Debtors’ Entry Into and Performance Under the Stalking Horse Agreement, (C) Bid Protections in Connection with the Stalking Horse Agreement, and (D) Assumption and Assignment Procedures, and (II) Granting Related Relief** [Docket No. 313]
- **Notice of Agenda of Matters Set for Hearing on July 24, 2025 at 1:00 p.m. (Prevailing Eastern Time)** [Docket No. 314]
- **Debtors’ Witness and Exhibit List for Hearing on July 24, 2025 at 1:00 p.m. (ET)** [Docket No. 316]

Furthermore, on July 23, 2025, at my direction and under my supervision, employees of Verita caused to be served the following document via First Class Mail upon the service list attached hereto as **Exhibit B**:

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: CBRM Realty Inc. (2420), Crown Capital Holdings LLC (1411), Kelly Hamilton Apts LLC (9071), Kelly Hamilton Apts MM LLC (0765), RH Chenault Creek LLC (8987), RH Copper Creek LLC (0874), RH Lakewind East LLC (6963), RH Windrun LLC (0122), RH New Orleans Holdings LLC (7528), and RH New Orleans Holdings MM LLC (1951). The location of the Debtors’ service address in these chapter 11 cases is: In re CBRM Realty Inc., et al., c/o White & Case LLP, 1221 Avenue of the Americas, New York, New York 10020.



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- **Declaration of Matthew Dundon, Principal of IslandDundon LLC, in Support of Debtors' Motion for Entry of an Order (I) Approving (A) Bidding Procedures, the Sale Timeline, and the Form and Manner of Notice Thereof for the Kelly Hamilton Property, (B) the Debtors' Entry Into and Performance Under the Stalking Horse Agreement, (C) Bid Protections in Connection with the Stalking Horse Agreement, and (D) Assumption and Assignment Procedures, and (II) Granting Related Relief [Docket No. 313]**

Furthermore, on July 23, 2025, at my direction and under my supervision, employees of Verita caused to be served the following documents via Electronic Mail upon the service list attached hereto as **Exhibit C**:

- **Notice of Agenda of Matters Set for Hearing on July 24, 2025 at 1:00 p.m. (Prevailing Eastern Time) [Docket No. 314]**
- **Debtors' Witness and Exhibit List for Hearing on July 24, 2025 at 1:00 p.m. (ET) [Docket No. 316]**

Furthermore, on July 23, 2025, at my direction and under my supervision, employees of Verita caused to be served the following document via Facsimile upon the service list attached hereto as **Exhibit D**; and via Overnight Mail upon the service list attached hereto as **Exhibit E**:

- **Notice of Agenda of Matters Set for Hearing on July 24, 2025 at 1:00 p.m. (Prevailing Eastern Time) [Docket No. 314]**

Dated: July 23, 2025

/s/ Hannah Bussey

Hannah Bussey

Verita

222 N. Pacific Coast Highway, 3rd Floor

El Segundo, CA 90245

Tel 310.823.9000

# Exhibit A

Description	CreditorName	CreditorNoticeName	Email
Top 30 Creditors (Counsel to CKD Funding LLC and DH1 Holdings LLC) and Counsel to DH1 Holdings LLC, CKD Funding LLC, CKD Investor Penn LLC (collectively the "NOLA DIP Lender")	ArentFox Schiff	Brett D. Goodman, Scott B. Lepene	Brett.Goodman@afslaw.com; Scott.Lepene@afslaw.com
Counsel to Bankwell Bank	Benesch, Friedlander, Coplan & Aronoff LLP	John C. Gentile	JGentile@beneschlaw.com
Counsel to Bankwell Bank	Benesch, Friedlander, Coplan & Aronoff LLP	Kevin M. Capuzzi, John C. Gentile	kcapuzzi@beneschlaw.com; jgentile@beneschlaw.com
Interested Party	Bienvenu, Foco & Viator, LLC	c/o Anthony J. Lascaro	anthony.lascaro@bblawla.com
Interested Party	Bryant Fisher	Kiefer & Kiefer	megan@kieferlaw.com; cshort@kieferlaw.com
Top 30 Creditors (Cleveland International Fund)	Cleveland International Fund	Adam Blackman; Stephen Strnisha	Blackman@Clevelandinternationalfund.com
Counsel to The Ohio State Life Insurance Company and NexBank	Cole Schotz P.C.	Jacob S. Frumkin	jfrumkin@coleschotz.com
Counsel to Customers Bank, Federated Insurance Companies, Cincinnati Financial, Saginaw Life Insurance, AQS LLC, Bar Harbor Bank & Trust, CFBank, Thompson Investment, NexBank, LL Funds, First Dakota Financial Corporation, NFC Investments, Calamos Advisors LLC, Citizens State Bank (Ontonagon), American Financial Group (AMM), Gulf Coast Bank & Trust Company, NexAnnuity, Strada Education Network, Cattaraugus County Bank, AmeriServ Financial, Inc., Jacques de Saint Phalle, John Beckelman, Verimore Bank/First Missouri Bank, VR Asset Management (collectively "Certain Top 30 Creditors") and the Ad Hoc Group of Holders of Crown Capital Notes	Faegre Drinker Biddle & Reath LLP	James H. Millar	james.millar@faegredrinker.com
Counsel to the Ad Hoc Group of Holders of Crown Capital Notes	Faegre Drinker Biddle & Reath LLP	Michael P. Pompeo	michael.pompeo@faegredrinker.com
Counsel to Cleveland International Fund-NRP West Edge, Ltd.	Fisherbroyles, LLP	Patricia B. Fugée	patricia.fugee@fisherbroyles.com
Top 30 Creditors (Counsel to Adams Bank & Trust)	Galactic Litigation Partners, LLC	Bruce Morgan	bruce@galacticlitigation.com
Top 30 Creditors (Counsel to Spano Investor LLC)	Kramer Levin Naftalis & Frankel LLP	Adam C. Rogoff	ARogoff@kramerlevin.com
Top 30 Creditors (Counsel to LAGSP LLC)	LAGSP LLC	Justin Utz	JUtz@lynd.com
Counsel to Lynd Management Group, Lynd Living, Kelly Hamilton Lender, LLC and LAGSP	Lippes Mathias, LLP	Joann Sternheimer	JSternheimer@lippes.com
Louisiana Attorney General	Louisiana Attorney General	Attn Bankruptcy Department	Executive@ag.louisiana.gov; ConstituentServices@ag.louisiana.gov
Top 30 Creditors (Counsel to Lynd Management Group)	Lynd Management Group	Justin Utz	JUtz@lynd.com
Counsel for 3650 SSI Pittsburgh LLC	McCarter & English, LLP	Joseph Lubertazzi, Jr., Jeffrey T. Testa	Jlubertazzi@McCarter.com; Jtesta@McCarter.com
New Jersey Attorney General	New Jersey Attorney General	Attn Bankruptcy Department	Heather.Anderson@law.njoag.gov; NJAG.ElectronicService.CivilMatters@law.njoag.gov
Pennsylvania Attorney General	Pennsylvania Attorney General	Attn Bankruptcy Department	info@attorneygeneral.gov
Counsel to Spano Investor LLC	Sills Cummis & Gross P.C.	Andrew H. Sherman, Boris Mankovetskiy	asherman@sillscummis.com; bmankovetskiy@sillscummis.com

Description	CreditorName	CreditorNoticeName	Email
United States Department of Justice	United States Department of Justice	Babasijibomi Moore, Martha Nye, Lars Hansen	Babasijibomi.Moore2@usdoj.gov; Martha.Nye@usdoj.gov; Lars.Hansen@fhfaoig.gov
Office of the United States Trustee for the District of New Jersey	United States Department of Justice	US Trustee for the District of New Jersey	lauren.bielskie@usdoj.gov; jeffrey.m.sponder@usdoj.gov
Counsel to The Ohio State Life Insurance Company and NexBank	Wick Phillips Gould & Martin, LLP	Catherine Curtis, Jason Rudd	catherine.curtis@wickphillips.com; jason.rudd@wickphillips.com; isaac.brown@wickphillips.com

# Exhibit B

**Exhibit B**  
**Master Service List**  
**Served via First Class Mail**

Description	CreditorName	CreditorNoticeName	Address1	City	State	Zip
IRS	Internal Revenue Service	Centralized Insolvency Operation	PO Box 7346	Philadelphia	PA	19101-7346
New Jersey US Attorneys Office	New Jersey US Attorneys Office	Attn Bankruptcy Division	970 Broad St 7th Floor	Newark	NJ	07102
New Jersey US Attorneys Office	New Jersey US Attorneys Office	Attn Bankruptcy Division	402 East State St Rm 430	Trenton	NJ	08608
US Dept of Housing and Urban Development	US Dept of Housing and Urban Development	John Cahill Esq Regional Counsel for NY/NJ	26 Federal Plaza Room 3500	New York	NY	10278-0068
US Dept of Housing and Urban Development	US Dept of Housing and Urban Development		451 7th Street S.W.	Washington	DC	20410

# Exhibit C



Description	CreditorName	CreditorNoticeName	Email
Counsel to Spano Investor LLC	Herbert Smith Freehills Kramer (US) LLP	Adam C. Rogoff, Esq.	Adam.Rogoff@hsfkramer.com
Counsel to Spano Investor LLC	Sills Cummis & Gross P.C.	Andrew H. Sherman, Boris Mankovetskiy	asherman@sillscummis.com; bmankovetskiy@sillscummis.com

# Exhibit D

Description	CreditorName	CreditorNoticeName	Fax
IRS	Internal Revenue Service	Centralized Insolvency Operation	855-235-6787
New Jersey US Attorneys Office	New Jersey US Attorneys Office	Attn Bankruptcy Division	609-989-2275
New Jersey US Attorneys Office	New Jersey US Attorneys Office	Attn Bankruptcy Division	973-645-2702

# Exhibit E

## Master Service List

Served via Overnight Mail

Description	CreditorName	CreditorNoticeName	Address1	City	State	Zip
IRS	Internal Revenue Service	Centralized Insolvency Operation	2970 Market St	Philadelphia	PA	19104
New Jersey US Attorneys Office	New Jersey US Attorneys Office	Attn Bankruptcy Division	970 Broad St 7th Floor	Newark	NJ	07102
US Dept of Housing and Urban Development	US Dept of Housing and Urban Development	John Cahill Esq Regional Counsel for NY/NJ	26 Federal Plaza Room 3500	New York	NY	10278-0068
US Dept of Housing and Urban Development	US Dept of Housing and Urban Development		451 7th Street S.W.	Washington	DC	20410