

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, Rigoberto Lopez, 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 August 29, 2025, at my direction and under my supervision, employees of Verita caused to be served the following document via Electronic Mail upon the service list attached hereto as **Exhibit A**:

- **Certificate of No Objection with Respect to White & Case LLP’s First Monthly Fee Statement for the Period May 19, 2025 Through May 31, 2025** [Docket No. 461]

Furthermore, on August 29, 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 B**:

- **Declaration of Andres A. Estrada with Respect to the Solicitation and the Tabulation of Votes on the Joint Chapter 11 Plan of CBRM Realty Inc. and Certain of its Debtor Affiliates** [Docket No. 462]
- **Notice of Deadlines for the Filing of Proofs of Claim, Including Requests for Payments Under Section 503(b)(9) of the Bankruptcy Code, Against Laguna Reserve Apts Investor LLC** [Docket No. 463]

*[Remainder of page intentionally left blank]*

<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.



2515343250903000000000009

- **Debtors' Witness and Exhibit List for Hearing on September 4, 2025 at 11:30 a.m. (Prevailing Eastern Time)** [Docket No. 464]

Dated: September 3, 2025

/s/ Rigoberto Lopez

Rigoberto Lopez

Verita

222 N. Pacific Coast Highway, 3rd Floor

El Segundo, CA 90245

Tel 310.823.9000

# Exhibit A

Exhibit A  
Document Page 4 of 8  
Fee Statement Notice Parties  
Served via Electronic Mail

| Description   | CreditorName                               | CreditorNoticeName                  | Email   |
|---|--|-------------------------------------|---|
| Attorneys for Creditor, Chardell Bacon  | Archer & Greiner, P.C.                     | Douglas G. Leney                    | dleney@archerlaw.com                              |
| 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 | 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         |
| Counsel to the City of Pittsburgh, Pennsylvania   | Buchanan Ingersoll & Rooney PC             | Mark Pfeiffer, Esq.                 | mark.pfeiffer@bipc.com                            |
| Counsel to The Ohio State Life Insurance Company and NexBank  | Cole Schotz P.C.                           | Jacob S. Frumkin                    | jfrumkin@coleschotz.com                           |
| Attorneys for Creditor, Chardell Bacon  | Community Justice Project                  | Anne Puluka, Kevin Quisenberry      | apuluka@cjplaw.org; kquisenberry@cjplaw.org       |
| Counsel to Customers Bank, Federated Insurance Companies, Cincinnati Financial, Saginor 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                  |
| Proposed Co-Counsel to Debtors and Debtors-in-Possession  | Ken Rosen Advisors PC                      | Kenneth A. Rosen                    | ken@kenrosenadvisors.com                          |
| Top 30 Creditors (Counsel to Spano Investor LLC)  | Kramer Levin Naftalis & Frankel LLP        | Adam C. Rogoff                      | ARogoff@kramerlevin.com                           |
| Counsel to Lynd Management Group, Lynd Living, Kelly Hamilton Lender, LLC and LAGSP   | Lippes Mathias, LLP                        | Joann Sternheimer, Leigh A. Hoffman | JSternheimer@lippes.com; lhoffman@lippes.com      |

| Description  | CreditorName                           | CreditorNoticeName                               | Email  |
|--|--|--|--|
| Counsel for 3650 SSI Pittsburgh LLC (Kelly Hamilton DIP Lender)          | McCarter & English, LLP                | Joseph Lubertazzi, Jr.,<br>Jeffrey T. Testa      | Jlubertazzi@McCarter.com;<br>Jtesta@McCarter.com   |
| Counsel to Spano Investor LLC  | Sills Cummis & Gross P.C.              | Andrew H. Sherman, Boris<br>Mankovetskiy         | asherman@sillscummis.com;<br>bmankovetskiy@sillscummis.com   |
| Office of the United States<br>Trustee for the District of New<br>Jersey | United States Department of<br>Justice | US Trustee for the District of<br>New Jersey     | lauren.bielskie@usdoj.gov;<br>jeffrey.m.sponder@usdoj.gov  |
| Proposed Counsel to Debtors<br>and Debtors-in-Possession                 | White & Case LLP                       | Andrew Zatz, Barrett Lingle,<br>Elizabeth LaPuma | azatz@whitecase.com;<br>barrett.lingle@whitecase.com;<br>elapuma.crowncapital@gmail.com            |
| Proposed Counsel to Debtors<br>and Debtors-in-Possession                 | White & Case LLP                       | Gregory F. Pesce, Adam<br>Swingle                | gregory.pesce@whitecase.com;<br>adam.swingle@whitecase.com   |
| Counsel to The Ohio State Life<br>Insurance Company and<br>NexBank       | Wick Phillips Gould & Martin,<br>LLP   | Catherine Curtis, Jason<br>Rudd                  | catherine.curtis@wickphillips.com;<br>jason.rudd@wickphillips.com;<br>isaac.brown@wickphillips.com |

# Exhibit B

| Description   | CreditorName                               | CreditorNoticeName                | Email  |
|---|--|-----------------------------------|--|
| Attorneys for Creditor, Chardell Bacon  | Archer & Greiner, P.C.                     | Douglas G. Leney                  | dleney@archerlaw.com                                 |
| 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;<br>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;<br>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;<br>cshort@kieferlaw.com         |
| Counsel to the City of Pittsburgh, Pennsylvania   | Buchanan Ingersoll & Rooney PC             | Mark Pfeiffer, Esq.               | mark.pfeiffer@bipc.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                              |
| Attorneys for Creditor, Chardell Bacon  | Community Justice Project                  | Anne Puluka, Kevin Quisenberry    | apuluka@cjlplaw.org;<br>kquisenberry@cjlplaw.org     |
| 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                         |
| IRS   | Internal Revenue Service                   | Centralized Insolvency Operation  | Eamonn.OHagan@usdoj.gov                              |
| 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  |

| Description   | CreditorName                             | CreditorNoticeName                          | Email   |
|---|--|---|---|
| Counsel to Lynd Management Group, Lynd Living, Kelly Hamilton Lender, LLC and LAGSP | Lippes Mathias, LLP                      | Joann Sternheimer, Leigh A. Hoffman         | JSternheimer@lippes.com; lhoffman@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 (Kelly Hamilton DIP Lender)                     | 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   |
| New Jersey US Attorneys Office  | New Jersey US Attorneys Office           | Attn Bankruptcy Division                    | Eamonn.OHagan@usdoj.gov   |
| New Jersey US Attorneys Office  | New Jersey US Attorneys Office           | Eamonn O'Hagan                              | Eamonn.OHagan@usdoj.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   |
| 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  |
| US Dept of Housing and Urban Development  | US Dept of Housing and Urban Development | John Cahill Esq Regional Counsel for NY/NJ  | Michael.R.Obrien@hud.gov; joe.crisafulli@hud.gov; teresa.cline@hud.gov; Christine.M.Keshura@hud.gov; Eric.D.Levin@hud.gov |
| US Dept of Housing and Urban Development  | US Dept of Housing and Urban Development | Office of General Counsel                   | Michael.R.Obrien@hud.gov; joe.crisafulli@hud.gov; teresa.cline@hud.gov; Christine.M.Keshura@hud.gov; Eric.D.Levin@hud.gov |
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| 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                              |