

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.¹

Chapter 11

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

MASTER SERVICE LIST AS OF SEPTEMBER 5, 2025

Pursuant to *Chapter 11 Complex Case Procedures*, attached hereto is the updated Master Service List for the above-referenced cases as of September 5, 2025.

Dated: September 5, 2025

/s/ YunKyung Yu

YunKyung Yu

Verita

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¹ 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), and Laguna Reserve Apts Investor LLC (N/A). 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.



25153432509050000000000008

CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip	Country	Phone	Fax	Email	Description
Archer & Greiner, P.C.	Douglas G. Leney	1025 Laurel Oak Road			Voorhees	NJ	08043		215-963-3300	215-963-9999	dleney@archerlaw.com	Attorneys for Creditor, Chardell Bacon
ArentFox Schiff	Brett D. Goodman, Scott B. Lepene	1301 Avenue of the Americas	42nd Floor		New York	NY	10019		212-745-9546		Brett.Goodman@afslaw.com; Scott.Lepene@afslaw.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")
Benesch, Friedlander, Coplan & Aronoff LLP	John C. Gentile	1155 Avenue of the Americas	26th Floor		New York	NY	10036		646-593-7050		JGentile@beneschlaw.com	Counsel to Bankwell Bank
Benesch, Friedlander, Coplan & Aronoff LLP	Kevin M. Capuzzi, John C. Gentile	1313 N. Market Street, Suite 1201			Wilmington	DE	19801		302-442-7010	302-442-7012	kcapuzzi@beneschlaw.com; jgentile@beneschlaw.com	Counsel to Bankwell Bank
Bienwunu, Foco & Viator, LLC	c/o Anthony J. Lascaro	4210 Bluebonnet Boulevard			Baton Rouge	LA	70809				anthony.lascaro@bblawla.com	Interested Party
Bryant Fisher	Kiefer & Kiefer	Attn: Megan C. Kiefer and Chris Short	1300 Energy Centre	1100 Poydras Street	New Orleans	LA	70163		504-828-3313	504-828-0024	megan@kieferlaw.com; cshort@kieferlaw.com	Interested Party
Buchanan Ingersoll & Rooney PC	Mark Pfeiffer, Esq.	700 Alexander Park, Suite 300			Princeton	NJ	08540-6347		215-665-3921	215-665-8760	mark.pfeiffer@bipc.com	Counsel to the City of Pittsburgh, Pennsylvania
CBRM Realty Inc.	Adam Blackman; Stephen Strnisha	4499 Pond Hill Road			San Antonio	TX	78231					Debtors and Debtors-in-Possession
Cleveland International Fund		12434 Cedar Road	Suite 15		Cleveland Heights	OH	44106		216-245-0609		Blackman@Clevelandinternationalfund.com	Top 30 Creditors (Cleveland International Fund)
Cole Schotz P.C.	Jacob S. Frumkin	Court Plaza North	25 Main Street	P.O. Box 800	Hackensack	NJ	07602-0800		646-563-8944	646-563-7944	jfrumkin@coleschotz.com	Counsel to The Ohio State Life Insurance Company and NexBank
Community Justice Project	Anne Puluka, Kevin Quisenberry	100 Fifth Avenue, Suite 900			Pittsburgh	PA	15222		412-434-6002	412-434-5706	apuluka@cjpaw.org; kquisenberry@cjpaw.org	Attorneys for Creditor, Chardell Bacon
Faegre Drinker Biddle & Reath LLP	James H. Millar	1177 Avenue of the Americas	41st Floor		New York	NY	10036		212-248-3264	212-248-3141	james.millar@faegredrinker.com	Counsel to Customers Bank, Federated Insurance Companies, Cincinnati Financial, Sagor 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	Michael P. Pompeo	600 Campus Drive			Florham Park	NJ	07932		973-549-7000	973-360-9831	michael.pompeo@faegredrinker.com	Counsel to the Ad Hoc Group of Holders of Crown Capital Notes
Fisherbroyles, LLP	Patricia B. Fugée	27100 Oakmead Drive, #306			Perrysburg	OH	43551		419-874-6859	419-550-1515	patricia.fugee@fisherbroyles.com	Counsel to Cleveland International Fund NRP West Edge, Ltd.
Galactic Litigation Partners, LLC	Bruce Morgan	400 Rella Boulevard	Suite 301		Suffern	NY	10901		212-444-1300		bruce@galacticlittigation.com	Top 30 Creditors (Counsel to Adams Bank & Trust)
Internal Revenue Service	Centralized Insolvency Operation	PO Box 7346			Philadelphia	PA	19101-7346		800-973-0424	855-235-6787	Eamonn.OHagan@usdoj.gov	IRS
Internal Revenue Service	Centralized Insolvency Operation	2970 Market St			Philadelphia	PA	19104			855-235-6787	Eamonn.OHagan@usdoj.gov	IRS
KCC dba Verita Global	Andres Estrada	222 N Pacific Coast Highway	Suite 300		El Segundo	CA	90245				CBRMinfo@veritaglobal.com	Claims and Noticing Agent
Ken Rosen Advisors PC	Kenneth A. Rosen	80 Central Park West			New York	NY	10023		973-493-4955		ken@kenrosenadvisors.com	Proposed Co-Counsel to Debtors and Debtors-in-Possession
Kramer Levin Naftalis & Frankel LLP	Adam C. Rogoff	1177 Avenue of the Americas			New York	NY	10036		212-715-9285		ARogoff@kramerlevin.com	Top 30 Creditors (Counsel to Spano Investor LLC)
LAGSP LLC	Justin Utz	4507 Pond Hill Road			San Antonio	TX	78231		210-733-6133		JUtz@lynd.com	Top 30 Creditors (Counsel to LAGSP LLC)
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Lynd Management Group	Justin Utz	4507 Pond Hill Road			San Antonio	TX	78231		210-733-6133		JUtz@lynd.com	Top 30 Creditors (Counsel to Lynd Management Group)
McCarter & English, LLP	Joseph Lubertazzi, Jr., Jeffrey T. Testa	100 Mulberry Street	Four Gateway Center		Newark	NJ	07102		973-622-4444		Jlubertazzi@McCarter.com; Jtesta@McCarter.com	Counsel for 3650 SSI Pittsburgh LLC (Kelly Hamilton DIP Lender)
McLaughlin & Stern, LLP	Chester R. Ostrowski, Esq.	1 Elm Street, Suite 2			Westfield	NJ	07090				costrowski@mclaughlinstern.com	Attorneys for Landscape Workshop, LLC
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CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip	Country	Phone	Fax	Email	Description
New Jersey US Attorneys Office	Attn Bankruptcy Division	402 East State St Rm 430			Trenton	NJ	08608		609-989-2190	609-989-2275	Eamonn.O'Hagan@usdoj.gov	New Jersey US Attorneys Office
New Jersey US Attorneys Office	Eamonn O'Hagan	970 Broad St 7th Floor			Newark	NJ	07102		973-645-2700	973-645-2702	Eamonn.O'Hagan@usdoj.gov	New Jersey US Attorneys Office
Pennsylvania Attorney General	Attn Bankruptcy Department	16th Floor, Strawberry Square			Harrisburg	PA	17120		717-787-3391	717-787-8242	info@attorneygeneral.gov	Pennsylvania Attorney General
Sills Cummis & Gross P.C.	Andrew H. Sherman, Boris Mankovetskiy	One Riverfront Plaza			Newark	NJ	07102		973-643-7000		asherman@sillscummis.com bmankovetskiy@sillscummis.com	Counsel to Spano Investor LLC
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United States Department of Justice	US Trustee for the District of New Jersey	Lauren Bielskie, Jeffrey M. Sponder	One Newark Center	Suite 2100	Newark	NJ	07102		973-645-3014		lauren.bielskie@usdoj.gov jeffrey.m.sponder@usdoj.gov	Office of the United States Trustee for the District of New Jersey
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