

B 2100A (Form 2100A) (12/15)

# UNITED STATES BANKRUPTCY COURT

District of Delaware

In re SC HEALTHCARE HOLDING, LLC,

Case No. 24-10443

## TRANSFER OF CLAIM OTHER THAN FOR SECURITY

A CLAIM HAS BEEN FILED IN THIS CASE or deemed filed under 11 U.S.C. § 1111(a). Transferee hereby gives evidence and notice pursuant to Rule 3001(e)(2), Fed. R. Bankr. P., of the transfer, other than for security, of the claim referenced in this evidence and notice.

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS/HER SUCCESSORS AND ASSIGNS**

Name of Transferee

**Grandbridge Real Estate Capital LLC**

Name of Transferor

Name and Address where notices to transferee should be sent:

Multifamily Notes Servicing  
U.S. Department of Housing and Urban Development  
451 7th Street, S.W. – Room 6250  
Washington, D.C. 20410-0050  
Attn: Shawn A. Ford, Chief

Phone: (202) 402-2460  
Last Four Digits of Acct #: 2166

Name and Address where transferee payments should be sent (if different from above):

Phone: N/A  
Last Four Digits of Acct #: \_\_\_\_\_

Court Claim # (if known): 275  
Amount of Claim: \$2,456,269.30  
Date Claim Filed: 6/17/2024  
Case Number: 24-10575  
Debtor: Jonesboro, LLC  
Phone: (248) 290-5250  
Last Four Digits of Acct. #: \_\_\_\_\_

**\*\*The transferred claim expressly excludes Transferor's right to payment of attorneys' fees, costs and expenses, as more fully set forth in the attached Declaration**

I declare under penalty of perjury that the information provided in this notice is true and correct to the best of my knowledge and belief.

Secretary of Housing and Urban Development  
of Washington, D.C., his/her successors and assigns

By: /s/ Shawn A. Ford  
Shawn A. Ford, Chief, Multifamily Notes Servicing  
Transferee/Transferee's Agent

Date: 09/09/2024

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years



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**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

|                                             |   |                      |
|---------------------------------------------|---|----------------------|
| In re:                                      | ) | Chapter 11           |
|                                             | ) |                      |
| SC HEALTHCARE HOLDING, LLC, <i>et al.</i> , | ) | Case No. 24-10443    |
|                                             | ) |                      |
| Debtors. <sup>1</sup>                       | ) | Jointly Administered |
|                                             | ) |                      |

**DECLARATION IN SUPPORT OF TRANSFER OF CLAIM  
AND WAIVER OF NOTICE AND OPPORTUNITY TO OBJECT**

The undersigned does hereby declare and state as follows:

1. The undersigned is an employee or authorized representative of **GRANDBRIDGE REAL ESTATE CAPITAL, LLC** (the “**Transferor**”) and has been duly-authorized by the Transferor to execute this *Declaration in Support of Transfer of Claim and Waiver of Notice and Opportunity to Object* (the “**Declaration**”).

2. Reference is made hereby to that certain Proof of Claim filed by Transferor (Claim No. 275, the “**Grandbridge Claim**”).

3. Effective as of June 20, 2024, Transferor transferred and assigned to the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS/HER SUCCESSORS AND ASSIGNS** (the “**Transferee**”) all of Transferor’s right, title and interest in and to the Grandbridge Claim, *excluding only* Transferor’s rights, claims, and interests in and to receive payment from the Debtors for attorneys’ fees, costs and expenses, including without limitation the right to receive its pro rata portion of the \$1,500,000 escrow established for consenting secured lenders under the Paragraph S of the Final DIP Order [Dkt. No 313], which rights, claims and interests are expressly retained by Transferor (such assigned right, title, and interest in and to the Grandbridge Claim, the “**Assigned Claim**”).

4. The undersigned has reviewed the *Transfer of Claim Other Than for Security* (the “**Claim Transfer Notice**”) to which this Declaration is appended, and certifies that Transferor has no objection to the Claim Transfer Notice or the transfer of the Assigned Claim from Transferor to Transferee evidenced thereby. Transferor further hereby (a) waives its right to raise any objection to the Claim Transfer Notice and the transfer of the Assigned Claim from Transferor to Transferee evidenced thereby, and (a) waives its right to receive notice of the Claim Transfer pursuant to Rule 3001 of the Federal Rules of Bankruptcy Procedure.

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<sup>1</sup> The last four digits of SC Healthcare Holding, LLC’s tax identification number are 2584. The mailing address for SC Healthcare Holding, LLC is c/o Petersen Health Care Management, LLC 830 West Trailcreek Dr., Peoria, IL 61614. Due to the large number of debtors in these jointly administered chapter 11 cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information is available at [www.kccllc.net/Petersen](http://www.kccllc.net/Petersen).

Pursuant to 28 U.S.C. § 1747 the undersigned hereby declares under penalty of perjury that each of the forgoing statements is true and correct.

Dated: September 4, 2024

**Grandbridge Real Estate Capital, LLC**

By: 

Name: Kenneth Wessel

Title: Senior Vice President, Assistant General Counsel

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
ASSIGNMENT

Project Name: **Jonesboro Rehabilitation and Health Care Center**/FHA No. **072-22166** –  
Form No. 289

For use in connection with Assignment of Credit and Security Instruments to  
the United States Secretary of Housing and Urban Development

KNOW ALL MEN BY THESE PRESENTS: THAT

WHEREAS, as of the **1st** day of **June, 2016**, **Jonesboro, LLC**, (hereinafter called "Mortgagor") executed a certain **Healthcare Facility Note** (hereinafter called "Credit Instrument") in favor of **Pillar Capital Finance LLC**, in the principal amount of **\$2,880,000.00** with interest thereon payable as therein provided, together with a **Healthcare Mortgage, Assignment of Leases, Rents and Revenue and Security Agreement** which was recorded on **June 28, 2016**, as Document No. **2016R1087, as affected by Assignment of Mortgage recorded August 23, 2017, as Document No. 2017R1487, as affected by Assignment of Mortgage recorded November 17, 2020, as Document No. 2020R2187**, in the recordings of **Union County, Illinois** (hereinafter referred to as "Mortgage"), securing said Credit Instrument which bound the Mortgagor as therein provided and at the time of the hereinafter mentioned assignment of said Mortgage and Credit Instrument the undersigned was the lawful holder thereof; and

WHEREAS, the Mortgagor having failed to make certain payments required to be made by the terms of the said Credit Instrument and Mortgage, the said instruments are in default; and

WHEREAS, the undersigned has elected, under the provisions of the National Housing Act, as amended, to assign said Mortgage and Credit Instrument to the United States Secretary of Housing and Urban Development;

NOW, THEREFORE, **GRANDBRIDGE REAL ESTATE CAPITAL LLC, (as successor in interest to Truist Bank, as successor by merger to SunTrust Bank, as successor in interest to Pillar Capital Finance LLC)** organized and existing under and by virtue of the laws of **the State of North Carolina**, having its principal office at **214 North Tryon Street, Suite 2000, Charlotte, North Carolina 28202**, on behalf of itself, its successors and assigns, and in consideration of the issuance to it of Insurance Benefits and a Certificate of Claim, does hereby sell, assign, transfer and set over, but without recourse or warranty, except as hereinafter stated, unto the United States Secretary of Housing and Urban Development, his/her successors and assigns, all rights and interest arising under the Mortgage and Credit Instrument so in default, and all claims against the Mortgagor, or others, arising out of the Mortgage transaction.

The undersigned does hereby warrant that no act or omission of the undersigned has impaired the validity or priority of the instruments and rights assigned herein, and that it has the right to assign same.

IN WITNESS WHEREOF, the undersigned, pursuant to a resolution of its Board of Directors, or other duly qualified authority, has caused this instrument to be executed in its behalf by **Ken Wessel, Senior Vice President** [name and title of officer], and attested by ~~the~~ **Katharina Schatz** dated and effective as of the **20<sup>th</sup>** day of **June, 2024**.

[INTENTIONALLY LEFT BLANK]

**GRANDBRIDGE REAL ESTATE CAPITAL LLC**, a North Carolina limited liability company (as successor in interest to Truist Bank, as successor by merger to SunTrust Bank, as successor in interest to Pillar Capital Finance LLC)

By: Ken Wessel  
Ken Wessel, Senior Vice President

Witness:

Katharina Schütz

Print Name: Katharina Schütz

STATE OF MICHIGAN )  
) ss:  
COUNTY OF MACOMB )

On this 14 day of June, 2024, before me, Colleen L. Dillon, a Notary Public, in and for said County and State, dully commissioned and sworn, personally appeared Ken Wessel, Senior Vice President of Grandbridge Real Estate Capital LLC, known to me known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person of the entity on behalf of which the person acted, executed the instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Colleen L. Dillon  
Notary Public  
MACOMB County, Michigan  
Acting in MACOMB County, Michigan  
My commission expires 4/6/2029

Colleen L Dillon  
Notary Public, State of MI  
County of Macomb  
My Commission Expires 06-Apr-2029

(Affix stamp here)