

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

**Lument 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

Court Claim # (if known): 218

Amount of Claim: \$2,765,060.47

Date Claim Filed: 6/5/2024

Case Number: 24-10473

Debtor: Petersen 26, LLC

Phone: (617) 488-3214

Last Four Digits of Acct. #: \_\_\_\_\_

Phone: (202) 402-2460

Last Four Digits of Acct#: 2124

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

Phone: N/A

Last Four Digits of Acct #: \_\_\_\_\_

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

Date: 09/09/2024

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

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 CLAIM TRANSFER  
AND WAIVER OF NOTICE AND OPPORTUNITY TO OBJECT**

The undersigned does hereby declare and state as follows:

1. The undersigned is an authorized representative of **LUMENT REAL ESTATE CAPITAL LLC** (the “**Transferor**”) and has been duly-authorized by the Transferor to execute this Declaration in Support of Claim Transfer 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. 218, the “**Lument Petersen 26 Claim**”).

3. Effective as of June 25, 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 Lument Petersen 26 Claim, *excluding only* Transferor’s claims for and right to payment of its out of pocket expenses and costs (including the fees and expenses of Transferor’s attorneys and other professionals), which claims and rights are retained by Transferor (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.

Date: August 9, 2024

**Lument Real Estate Capital LLC**

By:  \_\_\_\_\_

Name: Dale Becker

Title: Director, FHA/USDA Asset Management

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
ASSIGNMENT

Project Name: **Flora Health Center**/FHA No. **072-22124** – 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 **April, 2013**, **Petersen 26, LLC**, (hereinafter called "Mortgagor") executed a certain **Mortgage Note** (hereinafter called "Credit Instrument") in favor of **Lancaster Pollard Mortgage Company**, in the principal amount of **\$3,824,000.00** with interest thereon payable as therein provided, together with a **Mortgage** which was recorded on **April 24, 2013**, as Document No. **D179865**, **as affected by that certain Modification Agreement recorded September 30, 2020, as Document No. D200018**, in the recordings of **Clay 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;

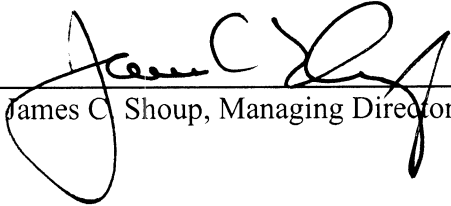
NOW, THEREFORE, **LUMENT REAL ESTATE CAPITAL, LLC (f/k/a ORIX Real Estate Capital, LLC, as successor by merger to Lancaster Pollard Mortgage Company, LLC)** organized and existing under and by virtue of the laws of **the State of Delaware**, having its principal office at **10 West Broad Street, 8<sup>th</sup> Floor, Columbus, Ohio 43215**, 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 **James C. Shoup, Managing Director** [name and title of officer], and attested by ~~its~~ **J. Mark Chandler** dated and effective as of the **25<sup>th</sup>** day of **June, 2024**.

[INTENTIONALLY LEFT BLANK]

**LUMENT REAL ESTATE CAPITAL, LLC**, a Delaware limited liability company (f/k/a ORIX Real Estate Capital, LLC, as successor by merger to Lancaster Pollard Mortgage Company, LLC)

By:   
James C. Shoup, Managing Director

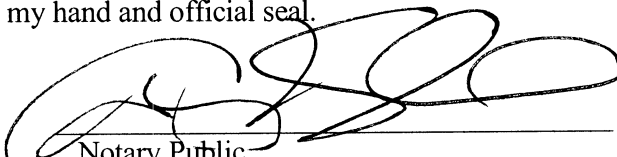
Witness:

  
Print Name: J. Mark Chandler

STATE OF OHIO )  
 ) ss:  
COUNTY OF FRANKLIN )

On this the 20<sup>th</sup> day of June, 2024, before me, a Notary Public, the undersigned officer, personally appeared James C. Shoup, who acknowledged himself to be the person who, known to me or satisfactorily proven, executed the foregoing instrument for the purposes therein contained by signing his name as the Managing Director of Lument Real Estate Capital, LLC, on behalf of such limited liability company. The notarial act certified hereby is an acknowledgment.

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

  
Notary Public

(Affix seal here)



**ADRIANE R SHELHART**  
Notary Public, State of Ohio  
My Commission Expires 11-27-2026