UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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In re:	Chapter 11
CBRM REALTY INC., et al.,	Case No. 25-15343 (MBK)
Debtors.	(Jointly Administered)

SECOND REPORT OF CREDITOR RECOVERY TRUSTEE

RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust (the "**Trust**") for CBRM Realty Inc. and Crown Capital Holdings, LLC (the "**Trustee**"), by and through its undersigned counsel, respectfully submits this second report pursuant to Section 4.13 of the Creditor Recovery Trust Agreement (the "**Trust Agreement**"):

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Background

1. On May 19, 2025, CBRM Realty Inc. and affiliated debtors (collectively, the "**Debtors**") filed voluntary petitions for relief under Chapter 11 of the United States Bankruptcy Code.

2. On September 5, 2025, the Court entered an order (the "**CBRM Confirmation Order**") confirming the Amended Joint Chapter 11 Plan of CBRM Realty Inc. and Certain of Its Debtor Affiliates (With Technical Modifications) (the "**CBRM Plan**"). The CBRM Plan became effective on November 12, 2025 (the "**CBRM Effective Date**").

3. On October 23, 2025, the Court entered an order (the "**Crown Capital Confirmation Order**") confirming the Modified Joint Chapter 11 Plan of Crown Capital Holdings LLC and Certain of Its Debtor Affiliates (the "**Crown Capital Plan**" and together with the CBRM Plan, the "**Plans**"). The Crown Capital Plan became effective on January 9, 2026.

Actions Taken During the Reporting Period

4. This Report covers the period from July 1, 2026 until September 30, 2026 (the "**Reporting Period**"), and also describes certain material events that occurred after the Reporting Period. The Trustee's first report, covering the period from the CBRM Effective Date until June 30, 2026, was filed on September 24, 2026 [Doc. No. 866] (the "**First Report**"). The next Report will be filed within 45 days of the end of the quarter ending December 31, 2026 in accordance with the Trust Agreement.

Trust Funding

5. The cash funding of the Trust contemplated by the Plans, the dispute concerning that funding, and the Order entered on April 10, 2026 [Doc. No. 786] (the "**April 10 Order**") are described in paragraphs 7 through 10 of the First Report. In summary, the Trust has received

$883,000 of the $1,443,734 contemplated by the Plans, being the $200,000 funded on the CBRM Effective Date and the $683,000 released under the April 10 Order. The Trust received no further funding during the Reporting Period.

6. As described in paragraph 11 of the First Report, on August 10, 2026, CBRM Realty Inc., acting at the direction of the Wind-Down Officer, filed a motion against the Trust [Doc. No. 850] concerning, among other things, the incentive compensation of the Trustee. Following a hearing, on September 30, 2026, the Court entered an order granting the motion as set forth therein [Doc. No. 872] (the "**September 30 Order**"). Under the September 30 Order, the Trust may not use Creditor Recovery Trust Assets, other than the $883,000 of funding described in paragraph 5 of the April 10 Order (the "**Funding Amount**"), to satisfy costs incurred by the Trust prior to the initiation of litigation, and the Trustee's incentive fee, which is measured on the basis of distributions to claimants under the Plans, is to be satisfied from the Funding Amount unless and until the Court grants the Trustee further relief or allowed professional compensation claims under Article II.A of the CBRM Plan are satisfied. The September 30 Order authorizes the Trust to surcharge future distributions or use other Creditor Recovery Trust Assets to pay the fees, expenses and disbursements owed under written fee agreements with counsel and other professionals retained to pursue recoveries. If the Trustee determines that the Funding Amount is insufficient to fund the incentive fee or the Trust's pre-litigation costs, the Trust may request that the Court, after notice and a hearing, authorize it to surcharge future distributions or use other Creditor Recovery Trust Assets for those amounts, subject to an accounting of all disbursements. The rights of all parties, including rights of appeal, are reserved. In response to the September 30 Order, the Advisory Committee has revised the incentive compensation of the Trustee to provide

for a $15,000.00 monthly fee with amounts in excess of $10,000.00 credited against the 4% incentive fee, if and when paid.

7. The following table shows the Trust's receipts and disbursements as of the most recent reporting dates. The Trust intends to update its receipts and disbursements as of the reporting date in future Reports.

Quarter Ended	Receipts	Disbursements
December 31, 2025	$200,000.00	$16,531.20
March 31, 2026		$80,211.24
June 30, 2026	$683,000.00	$200,909.28
September 30, 2026		$120,092.99
Total	**$883,000.00**	**$417,744.71**
Remaining Balance As of September 30, 2026	**$465,255.29**	

8. The disbursements above are payments made to the Trustee and the Trust's professionals.

9. To date, the Trustee has also collected $20,708.81 with respect to settlement of pre-petition litigation brought against various subsidiaries of CBRM that is not reflected above. The funds are held in an account separate from the Trust's operating funds and will be administered in accordance with the Plans, the Trust Agreement, and any further order of the Court.

The Investigation to Date

10. The Trustee's investigation began without the benefit of any books and records. The Trustee, therefore, has diligently spent the last 12 months reconstructing the Debtors' financial affairs from third parties. The Trustee has issued Rule 2004 subpoenas to banks, brokers, accountants, appraisers, attorneys, the placement agent, the rating agency, transaction counsel, the transfer agent, regulators, lenders, contractors, title agents, property managers, former employees

and transferees. The Trustee has received in excess of 100 gigabytes of documents and data from more than 50 producing parties, and has built from scratch a consolidated transaction log of more than 207,900 transactions across 193 accounts and an index of 238 Debtor and affiliate accounts.

11. During the Reporting Period, the Trustee served sixty-five (65) Rule 2004 subpoenas, including supplemental subpoenas to recipients that had previously produced. During the Reporting Period the Trustee also received productions from thirty-two (32) producing parties, and written confirmations that no responsive records exist from three (3) more, including the Debtors' former accountants, depository banks, broker-dealers, lenders, title and escrow agents, the exchange agent, transaction counsel, property managers and a former senior employee.

12. That work has identified a recurring pattern: Moshe (Mark) Silber ("**Mr. Silber**"), the Debtors' former owner, treated the Debtors' funds as his own. To date, the Trustee has identified more than $45 million in direct and indirect cash transfers from the Debtors to accounts held in Mr. Silber's name during 2022–2024, including transfers routed through construction affiliates to Mr. Silber personally.

13. The record assembled to date indicates that Mr. Silber also used Debtor funds to acquire assets held in entities for his own personal benefit, while representing many of those assets to bondholders as belonging to the Debtors. These expenditures included the acquisition and capitalization of Vecta Bank, multiple real estate properties, private jets, and a luxury yacht. The Trustee has also identified approximately $13.8 million in payments to American Express by the Debtors and their affiliates during 2022–2024, including payments on card accounts carried in the name of Mr. Silber's wife, Miriam Mizrachi, and is investigating the extent to which those payments funded personal rather than legitimate business expenses.

14. The Trustee's investigation is ongoing, and the Trustee reserves the right to amend, supplement or correct any statement herein as the record develops.

Vecta Bank and Mr. Silber's Personal Bankruptcy

15. Based on the Trustee's investigation to date, CBRM paid $21,196,044.50 of its own funds to acquire and capitalize Sunnyside Bancorp, Inc., now Vecta, Inc. (the "**Bank**"). The acquisition was purportedly made through an affiliate of Mr. Silber, and a portion of the affiliate's interest was subsequently purportedly transferred to Mr. Silber's wife. The Debtors' accountants carried the Bank on CBRM's books as a CBRM asset, and the Bank was presented to the bondholders who financed the portfolio as an asset of CBRM.

16. On September 19, 2025, Mr. Silber filed a voluntary petition under Chapter 7 of the Bankruptcy Code. The case was transferred to the Bankruptcy Court that oversees the Debtors' cases and is pending before Chief Judge Kaplan as Case No. 25-21650 (MBK). Ms. Karen E. Bezner was appointed chapter 7 trustee on November 3, 2025 (the "**Chapter 7 Trustee**").

17. The Chapter 7 Trustee asserts a competing claim to the same ownership interests in the Bank claimed by the Trust.

18. On September 24, 2026, the Trustee requested a status conference concerning, among other things, the Trust's participation in the mediation being conducted in Mr. Silber's chapter 7 case [Doc. No. 867], and the Court held a status conference on October 2, 2026. On October 2, 2026, the Chapter 7 Trustee commenced an adversary proceeding in the chapter 7 case seeking to avoid and recover fraudulent and preferential transfers, in which Ms. Mizrachi is among the named defendants [Case No. 25-21650, Doc. No. 221].

19. On October 28, 2026, after the Reporting Period, the Chapter 7 Trustee commenced a further adversary proceeding against the Trustee, Mr. Silber, Ms. Mizrachi, the Voting Trustee,

Vecta Partners LLC and others [Case No. 25-21650, Doc. No. 235]. The complaint seeks, among other things, a declaratory judgment that the interests in the Bank and the proceeds of any sale of those interests are property of Mr. Silber's chapter 7 estate; that the Debtors and the Trust hold no ownership interest in them; and that the payments made by CBRM Realty Inc. in connection with the acquisition and capitalization of the Bank were in the nature of loans or dividends to or for the benefit of Mr. Silber. The Trustee disputes the relief sought and will respond in due course.

20. The Trustee intends to vigorously pursue the Trust's claims with respect to the interests in the Bank and related claims to recover avoidable transfers.

Other Potential Claims of the Trustee and Recoveries to Date

21. On September 16, 2026, the Trustee filed a Motion to Compel Mr. Silber's wife, Miriam Mizrachi ("**Ms. Mizrachi**"), to comply with the Trustee's Rule 2004 subpoena [Doc. No. 857] (the "**Mizrachi Motion**"). The Mizrachi Motion outlines the investigation and other potential sources of recovery and can be found at https://veritaglobal.net/cbrm/document/list/6317.

22. Ms. Mizrachi moved to quash the subpoena issued to her and certain of the Trustee's third-party subpoenas, including those issued to JPMorgan Chase Bank, N.A. and BciCapital, Inc. [Case No. 25-21650, Doc. No. 198; Doc. No. 861], and opposed the Mizrachi Motion [Doc. No. 879]. After a hearing on October 15, 2026, the Court entered an order on October 21, 2026 [Doc. No. 892] that, among other things, (i) compels Ms. Mizrachi to comply with the subpoena, as modified, and to produce all responsive, non-privileged documents on or before November 20, 2026, including the documents she collected, reviewed or produced in *Acquiom Agency Services LLC v. Silber*, Index No. 654386/2024 (Sup. Ct. N.Y. Cnty.); (ii) denies, without prejudice, her request that the Trustee bear the costs of compliance; (iii) denies the relief she sought with respect to the Trustee's third-party subpoenas, which remain operative, with

compliance deadlines extended by thirty days; (iv) directs the Trustee to provide her counsel with copies of the Trustee's third-party subpoenas seeking documents relating to her ownership, control or financial interests in assets, which the Trustee did on October 28, 2026; and (v) schedules a discovery conference for December 7, 2026.

23. Mr. Silber moved to quash the Trustee's subpoena to FinPro Capital Advisors, Inc., financial advisor in connection with the acquisition of the Bank [Doc. No. 856]. The Trustee objected [Doc. No. 874], and Mr. Silber withdrew the motion on October 14, 2026 [Doc. No. 883]. Mr. Silber also moved to quash the Trustee's subpoena to Levon Capital LLC and affiliated entities [Doc. No. 869], which the Trustee opposed [Doc. No. 873]. At a hearing on October 29, 2026, the Court ruled that the subpoena would not be quashed, directed the Trustee to serve a narrowed document demand to which a response is due within thirty days of service, and directed that discovery concerning the acquisition of the Bank be deferred pending the December 7, 2026 discovery conference.

24. On October 18, 2026, the Trustee filed a motion to compel Hinman, Howard & Kattell, LLP ("**HH&K**"), counsel in connection with the acquisition of the Bank, to produce its client and matter list and to turn over to the Trustee, as successor client, the files of matters in which a Debtor or a Debtor subsidiary was the client [Doc. No. 885], and the Court entered an order shortening time [Doc. No. 887]. HH&K, which was served on August 24, 2026 and had produced no documents, filed a statement that it does not object to the Court's jurisdiction and will comply with any order of the Court, but opposes the relief to the extent it would impose undue burden or expense [Doc. Nos. 897, 898]. Mr. Silber joined [Doc. No. 899], and the Trustee replied with a revised proposed order [Doc. No. 900]. At the hearing on October 29, 2026, HH&K advised that it had identified more than eleven million pages of potentially responsive material. The Court

set November 4, 2026 as the deadline for objections to the revised proposed order, directed the parties to meet and confer, including as to the appointment under Federal Rule of Evidence 706 of an independent custodian of HH&K's files, and scheduled a further remote hearing for November 10, 2026. On November 4, 2026, the Court extended the deadline for all parties to submit comments on the revised proposed Order through November 30, 2026 with the hearing likewise adjourned to December 7, 2026, at 2:00 p.m.

25. There can be no assurance that the Trustee will be successful in its efforts to recover assets for the benefit of creditors.

Dated: November 11, 2026

Respectfully submitted,

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