



U.S. Department of Justice

Office of the United States Trustee
District of New Jersey

One Newark Center
Suite 2100
Newark, New Jersey 07102

(973) 645-3014 Telephone
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October 8, 2025

Subject: **Crown Capital Holdings LLC, et al.**
Case No.: Case No. 25-15351 (MBK) Lead Case
See Affiliated Debtors List, attached

***SOLICITATION OF INTEREST IN THE FORMATION OF AN
OFFICIAL COMMITTEE OF UNSECURED CREDITORS***

The above-referenced debtor(s) is the subject of a pending case under Chapter 11 of the Bankruptcy Code.

Pursuant to Bankruptcy Code Section 1102, the United States Trustee seeks to appoint a committee representative of the unsecured creditors listed in the case(s) (a "Committee"). According to information supplied to our Office, it appears that you may be one of the largest unsecured creditors.

The United States Trustee seeks to appoint a Committee in this case consisting of creditors who are willing to serve on such Committee. To be considered for appointment, you must complete the annexed Questionnaire. If you would consider serving on the Committee, please complete the annexed Questionnaire and submit it via email to Tina.L.Oppelt@usdoj.gov. **The completed Questionnaire must be received no later than October 17, 2025, at 1:00 p.m.** If there is a sufficient response to this solicitation, I will schedule an organizational meeting or telephone conference for the purpose of forming a Committee.

The Committee has a vital role in Chapter 11 proceedings; please give thoughtful consideration to participation on this Committee.

Thank you,

/s/ Jeffrey M. Sponder

Jeffrey M. Sponder
Trial Attorney

Official Committee of Unsecured Creditors Information Sheet

Purpose of Unsecured Creditors' Committees. To increase participation in a chapter 11 proceeding, section 1102 of the Bankruptcy Code requires that the United States Trustee appoint a committee of unsecured creditors (the "Committee") as soon as practicable after an order for relief has been entered. The Committee ordinarily consists of persons willing to serve, who hold the seven (7) largest unsecured claims of the kinds represented on such committee. The Debtors have filed a list indicating that your claim may be among the largest unsecured claims against the Debtors, and for that reason, you may be eligible to serve on the Committee. There must be at least three (3) unsecured creditors willing to serve in order to form a Committee.

Powers and Duties of Unsecured Creditors' Committees. Members of the Committee are fiduciaries who represent all unsecured creditors as a group without regard to the types of claims which individual unsecured creditors hold against the Debtors. Section 1103 of the Bankruptcy Code provides that the Committee may consult with the Debtors, investigate the Debtors and their business operations and participate in the formulation of a plan of reorganization. The Committee may also perform such other services as are in the interests of the unsecured creditors which it represents. Moreover, Federal Rule of Bankruptcy Procedure 2019, as amended, requires each member of an official committee to file a verified statement disclosing its name, its address, and the nature and amount of each "disclosable economic interest"¹ held in relation to the Debtors on the date the Committee was formed. Rule 2019 also requires the Committee to file a verified supplemental statement updating the earlier information (if information previously disclosed has materially changed) when taking a position before the court or soliciting votes on a plan.

Employment of Professionals. Section 1103 of the Bankruptcy Code provides that the Committee may, subject to the bankruptcy court's approval, employ one or more attorneys, accountants, or other professionals to represent or perform services for the Committee. The decision to employ particular professionals should occur at a scheduled meeting of the Committee where a majority of the Committee is present. All professionals retained by the Committee may be compensated from assets of the Debtors' estate pursuant to section 330 of the Bankruptcy Code. Applications for the payment of professional fees may be monitored by the Office of the United States Trustee and are subject to the Court's approval. However, the Committee should carefully review all applications and not rely on the Court or the United States Trustee to discover and object to unreasonable or unnecessary professional fees or costs.

Other Matters. The Committee should elect a chairperson and may adopt bylaws. As a party in interest, the Committee may be heard on any issue in the bankruptcy proceeding. Federal Rule of Bankruptcy Procedure 2002(i) requires that the Committee (or its authorized agent) receive all notices concerning motions and hearings in the bankruptcy proceedings.

In the event you are appointed to the Committee, the United States Trustee may require periodic certifications of your claims while the bankruptcy case is pending. Creditors wishing to serve as fiduciaries on any official committee are advised that they may not purchase, sell or otherwise trade in or transfer claims against the Debtors while they are committee members absent an order of the Court. By submitting the enclosed Questionnaire and accepting membership on the Committee, you agree to this prohibition. The United States Trustee reserves the right to take appropriate action, including removing a creditor from any committee, if the information provided in the Questionnaire is inaccurate, if the foregoing prohibition is violated, or for any other reason the United States Trustee believes is proper in the exercise of his discretion. You are hereby notified that the United States Trustee may share this information with the Securities and Exchange Commission if deemed appropriate.

¹ "Disclosable economic interest" means any claim, interest, pledge, lien, option, participation, derivative instrument, or other right or derivative right granting the holder an economic interest that is affected by the value, acquisition, or disposition of a claim or interest. Fed. R. Bankr. P. 2019(a).

Privacy Act Statement. 11 U.S.C. § 1102 authorizes the collection of this information. The information will be used by the United States Trustee to determine your qualifications for appointment to the Committee. Disclosure of this information may be to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties, or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Your disclosure of information is voluntary; however, failure to provide the requested information may result in the rejection of your application to be appointed to the Committee.

Should you have any additional questions concerning the Committee or your potential membership on the Committee please contact **Jeffrey M. Sponder, Esq.** at the Office of the United States Trustee.

**OFFICE OF THE UNITED STATES TRUSTEE
FOR THE DISTRICT OF NEW JERSEY
One Newark Center, Suite 2100
Newark, New Jersey 07102
Tel. No. (973) 645-3014
Fax No. (973) 645-5993**

QUESTIONNAIRE FOR OFFICIAL COMMITTEE OF UNSECURED CREDITORS

**Crown Capital Holdings LLC, *et al.*
Case No.: Case No. 25-15351 (MBK) *Lead Case*
*See Affiliated Debtors List, attached***

Please Type or Print Clearly.

I am willing to serve on a Committee of Unsecured Creditors: Yes No

A. Unsecured Creditor's Name and Contact Information:

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ E-mail: _____

B. Counsel (If Any) for Creditor and Contact Information:

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ E-mail: _____

C. If you have been contacted by a professional person(s) (*e.g.*, attorney, accountant, or financial advisor) regarding the formation of this committee, please provide that individual's name and/or contact information:

D. Amount of Unsecured Claim (U.S. \$) _____

E. If your claim is against more than one debtor, please identify each debtor that you assert a claim against from the attached list:

F. Describe the nature of your claim(s), *i.e.*, whether arising from goods or services provided; loans made; litigation; *etc.*, including whether any portion is secured. If secured, please describe the collateral securing the claim. If any portion of the claim(s) arises from litigation, please state the nature of the claim, the case number and jurisdiction (if applicable) and the status:

- G. Amount of Unsecured Claim entitled to 11 U.S.C. §503(b) treatment as an administrative expense: _____
- H. Would your schedule permit you to actively participate on the committee by attending weekly meetings (either by telephone or in person)? Yes No

Representations:

1. Are you or the company you represent in any way “affiliated” with any of the debtors within the meaning of Section 101(2) of the Bankruptcy Code, or a shareholder of, or related to, the debtor(s)?
Yes No

If a shareholder, state the number of shares: _____

2. Do you, or the company you represent, engage in a business which directly or indirectly competes with any of the businesses of the debtor(s)? Yes No

3. Have you ever been or are you an officer, director, agent, representative or employee of the debtor(s)? Yes No

Does your claim arise from this relationship? Yes No

4. State when you acquired the claim, the amount paid, and the face amount of the claim:

5. Have you or your attorney entered into a settlement agreement with the debtor regarding resolution of your claim? Yes No

6. Do you have a claim against any entity affiliated with the debtor? Yes No
State the name of the entity and the nature and amount of the claims: _____

7. Do you or any affiliated entities have any other claims against, or debt or equity securities of the debtor(s)? Yes No

8. Do you or any affiliated entities have any financial arrangement that may affect the value of your claim(s) against or interest(s) in the debtor(s) (*e.g.*, personal guarantees, credit insurance, *etc.*)? Yes No

9. If you have given a proxy to a third party either to represent you at the creditors’ committee formation meeting, or in connection with your claim, please attach a copy of the written proxy. If a professional person has arranged for someone to hold a proxy on your behalf, please identify that individual: _____

You may attach a written statement to explain or supplement any responses.

Creditors wishing to serve as fiduciaries on an official committee are advised that they may not purchase, sell or otherwise trade in or transfer claims against the debtor while they are committee members absent an order of the court on application of the creditor. Please be advised that once a committee is formed, the United States Trustee will file a notice of appointment in the court record that contains contact information for any creditor appointed, including the creditor’s name, address, and telephone number.

Privacy Act Statement. 11 U.S.C. § 1102 authorizes the collection of this information. The information will be used by the United States Trustee to determine your qualifications for appointment to the Committee. Disclosure of this information may be to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties, or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Your disclosure of information is voluntary; however, failure to provide the requested information may result in the rejection of your application to be appointed to the Committee.

If appropriate, a telephone conference may be scheduled by the Office of the United States Trustee if there are questions concerning the information disclosed on this Questionnaire. However, if an interview is not scheduled, it will not prejudice your candidacy for this Committee.

I hereby certify that, to the best of my knowledge and belief, the answers to this Questionnaire are true and correct. By executing this Questionnaire, I also agree to the restrictions and conditions set forth in the preceding paragraphs and in the Committee Information Sheet, and I agree to provide the periodic certifications upon the request of the United States Trustee.

Date: _____

Signature

Print Name

Title

Note: This is not a proof of claim form. Proof of claim forms are filed with the Clerk of the Bankruptcy Court, not with the United States Trustee.

Crown Capital Holdings LLC, *et al.*

Case No.: Case No. 25-15351 (MBK) *Lead Case*

Affiliated Cases, attached

Schedule 1

Affiliated Entities

On May 19, 2025 and August 17, 2025, each of the affiliated entities listed below (collectively, the “**Initial Debtors**”) filed in this Court a petition for relief under chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101 et seq., as amended. The Initial Debtors’ cases are currently pending before the Court and are jointly administered under Case No. 25-15343 (MBK).

Debtor	
1.	CBRM Realty Inc.
2.	Crown Capital Holdings LLC
3.	Kelly Hamilton Apts LLC
4.	Kelly Hamilton Apts MM LLC
5.	RH Chenault Creek LLC
6.	RH Copper Creek LLC
7.	RH Lakewind East LLC
8.	RH Windrun LLC
9.	RH New Orleans Holdings LLC
10.	RH New Orleans Holdings MM LLC
11.	Laguna Reserve Apts Investor LLC

On the date hereof, each of the affiliated entities listed below (collectively, the “**Subsequent Debtors**”) filed in this Court a petition for relief under chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101 et seq., as amended. The Subsequent Debtors seek consolidation of their chapter 11 cases for procedural purposes only and joint administration with the Initial Debtors’ chapter 11 cases pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Debtor	
1.	Alta Sita Apts LLC
2.	Ashland Manor Apts MM LLC
3.	Bellefield Dwelling Apts LLC
4.	Bergenfield Investors LLC
5.	Campus Heights Apts Owner LLC
6.	Campus Heights Apts LLC
7.	Campus Heights Apts MM LLC
8.	Carriage House Apts LLC

9.	Country Club Manor Apts LLC
10.	Creekwood Apartments LLC
11.	Creekwood Apartments MM LLC
12.	Crown Capital Partners LLC
13.	Crown Capital Holdings SPV LLC
14.	Evergreen Apts LLC
15.	Evergreen Apts Partner LLC
16.	Evergreen Regency Townhomes, LTD
17.	Forrester Apartments LLC
18.	Forrester Apartments MM LLC
19.	Gallatin Apts LLC
20.	Gallatin Apts MM LLC
21.	Geneva House Apts LLC
22.	Geneva House Apts MM LLC
23.	Green Meadow Apts LLC
24.	Homewood House Apts Investor MM LLC
25.	Homewood House Apts Investor LLC
26.	Homewood House Apts LLC
27.	Lucas Urban Holdings LLC
28.	Mon View Apts LLC
29.	Mon View Apts MM LLC
30.	Palisades Apts LLC
31.	Palisades Apts MM LLC
32.	RAYLBNT LLC
33.	RNBF Holdings LLC
34.	RSBRM Apts LLC
35.	Slidell Apartments LLC
36.	Stonebridge Partner LLC
37.	Sycamore Meadows Apartments, LTD
38.	Sycamore Meadows Apts Partner LLC
39.	Valley Royal Court Apts LLC
40.	Valley Royal Court Apts MM LLC
41.	Woodside Village Owner LLC
42.	Woodside Village Investor LLC

Crown Capital Holdings LLC, *et al.*

Case No.: Case No. 25-15351 (MBK) *Lead Case*
Creditors List, attached

Fill in this information to identify the case:

Debtor name Crown Capital Holdings LLC

United States Bankruptcy Court for the: _____ District of New Jersey
(State)

Case number (if known): 25-15351

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 30 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Customers Bank	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$41,500,000
2	Federated Insurance Companies	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$32,000,000
3	Cincinnati Financial	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$29,000,000
4	Sagicor Life Insurance	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$16,000,000
5	AQS LLC	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$12,000,000
6	Adams Bank and Trust	Attn: Bruce Morgan bruce@galactictlitigation.com	Unsecured Notes				\$12,000,000
7	Bar Harbor Bank & Trust	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$9,000,000
8	CFBank	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$7,000,000

Debtor Crown Capital Holdings LLC
Name

Case number (if known) 25-15351

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Thompson Investment Management	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$7,000,000
10	NexBank	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$7,000,000
11	LL Funds	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$4,750,000
12	First Dakota Financial Corporation	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$3,000,000
13	NFC Investments	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$3,000,000
14	Calamos Advisors LLC	Attn: James Millar Tel: (212) 248-3264 james.millar@faegredrinker.com	Unsecured Notes				\$3,000,000
15	Catalyst Property Solutions	Attn: Paula Forshee 28725 Robinson Road, Conroe, TX 77385 Tel: (832) 582-8127	Property Management Services	CUD			Undetermined
16	Premier Property Management LLC	Attn: Jennifer K. Green jgreen@clarkhill.com (901) 751-7979	Property Management Services	CUD			Undetermined
17	Tarantino Properties	Attn: Sal Thomas Tel: (713) 974-4292 sal@tarantino.com	Property Management Services	CUD			Undetermined
18	New York State Department of Taxation and Finance	New York State Dept of Taxation and Finance Bankruptcy Section PO Box 5300 Albany NY 12205-0300	Taxes	CUD			Undetermined
19	The City of Tuscaloosa, Alabama	Attn: Robert Potter Tel: (205) 879-9661 robert@mannpotter.com	Litigation Party	CUD			Undetermined
20	Alabama State Court Action Plaintiffs	Attn: Scott B. Holmes Telephone: (205) 248-5140 Fax: (205) 349-0328 sholmes@tuscaloosa.com	Litigation Party	CUD			Undetermined

Debtor Crown Capital Holdings LLC
Name

Case number (if known) 25-15351

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
21	WD CVFG Holdco, LLC 7272 Wisconsin Avenue, Suite 1300, Bethesda, MD 20814.	Attn: Christian A. Pereyda (205) 254-1000 cpereyda@maynardnexsen.com	Litigation Party	CUD			Undetermined
22	Trigild IVL, LLC	Attn: Ian Lagowitz 8111 Douglas Avenue, Suite 600, Dallas, TX 75225 (214) 422-2365	Property Receiver	CUD			Undetermined
23	Specialized Real Estate Services	3748 N. Causeway Blvd Suite 301 (504) 237-4404	Property Receiver	CUD			Undetermined
24	Paula Forshee of Catalyst Property Solutions LLC	Attn: Paula Forshee 28725 Robinson Road, Conroe, TX 77385 Tel: (832) 582-8127	Property Receiver	CUD			Undetermined
25	Cleveland International Fund	Attn: Adam Blackman (216) 245-0606 Blackman@clevelandinternati onalfund.com	Property Receiver	CUD			Undetermined
26	Ian Lagowitz of Trigild, Inc	Attn: Ian Lagowitz 8111 Douglas Avenue, Suite 600, Dallas, TX 75225 (214) 422-2365	Property Receiver	CUD			Undetermined
27	David M. Browning	Attn: David M. Browning (216) 687-1800 david.browning@cbre.com	Property Receiver	CUD			Undetermined
28	Salvatore A. Thomas of Tarantino Properties, Inc.	Attn: Sal Thomas Tel: (713) 974-4292 sal@tarantino.com	Property Receiver	CUD			Undetermined
29	Internal Revenue Service Centralized Insolvency Operation P.O. Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service Centralized Insolvency Operation P.O. Box 7345 Philadelphia, PA 19101-7346	Taxes	CUD			Undetermined
30	U.S. Department of Housing and Urban Development	Attn: Teresa Cline teresa.cline@hud.gov	Federal Housing Vouchers and Other Payments	CUD			Undetermined