



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)

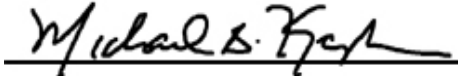
Order Filed on October 30, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**ORDER DETERMINING THAT MOSHE SILBER'S BANKRUPTCY CASE SHOULD
PROCEED IN THE DISTRICT OF NEW JERSEY**

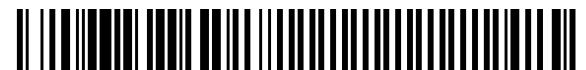
The relief set forth on the following page, numbered two (2) through three (3), is hereby

ORDERED.

DATED: October 30, 2025


Honorable Michael B. Kaplan
United States Bankruptcy Judge

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), 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.



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(Page 2)

Debtors: CBRM REALTY INC., *et al.*

Case No. 25-15343 (MBK)

Caption of Order: ORDER DETERMINING THAT SILBER'S BANKRUPTCY CASE
SHOULD PROCEED IN THE DISTRICT OF NEW JERSEY

Upon consideration of the *Debtors' Motion for Entry of an Order (I) Pursuant to Bankruptcy Rule 1014(b) Transferring Venue of In re Moshe Silber, Case No. 25-22890-SHL (Bankr. S.D.N.Y.) to the District of New Jersey and (II) Related Relief* [Docket No. 579] (the “**Motion**”),¹ and this Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, and the *Amended Standing Order of Reference* from the United States District Court for the District of New Jersey, dated as of September 18, 2012; and consideration of the Motion and the requested relief being a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that the Debtors' notice of the Motion was appropriate under the circumstances and no other notice need be provided; and this Court having reviewed the Motion and having heard the statements in support of the relief requested therein at a hearing before this Court (the “**Hearing**”), if any; and this Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor, and for the reasons set forth on the record during the October 30, 2025 hearing,

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. Pursuant to Bankruptcy Rule 1014(b), this Court determines that the District of New Jersey is the proper venue for the Silber Bankruptcy Case.

¹ All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Motion.

(Page 3)

Debtors: CBRM REALTY INC., *et al.*

Case No. 25-15343 (MBK)

Caption of Order: ORDER DETERMINING THAT SILBER'S BANKRUPTCY CASE
SHOULD PROCEED IN THE DISTRICT OF NEW JERSEY

3. The Silber Bankruptcy Case shall proceed in this Court effective immediately.
4. The United States Bankruptcy Court for the Southern District of New York in which the Silber Bankruptcy Case was initially filed is requested not to proceed with any further actions in the Silber Bankruptcy Case, except to the extent necessary to effectuate the transfer of the Silber Bankruptcy Case to this Court.
5. The Clerk of this Court is authorized to take all steps necessary to effectuate the transfer of the Silber Bankruptcy Case.
6. The Debtors are authorized to take all steps necessary or appropriate to implement the relief granted in this Order.
7. Any relief granted to the Debtors pursuant to this Order shall mean the Debtors, acting at the direction of the Debtors' independent fiduciary.
8. The requirement set forth in Local Rule 9013-1(a)(3) that any request for relief be accompanied by a memorandum of law is hereby deemed satisfied by the contents of the Motion or otherwise waived.
9. Notwithstanding any Bankruptcy Rule to the contrary, to the extent applicable, this Order shall be effective and enforceable immediately upon entry hereof.
10. Notice of the Motion as provided therein constitutes good and sufficient notice thereof, and the requirements of the Bankruptcy Rules and the Local Rules are satisfied by such notice.
11. This Court retains exclusive jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

In re:
CBRM Realty Inc.
Debtor

Case No. 25-15343-MBK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Oct 30, 2025

User: admin
Form ID: pdf903

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 01, 2025:

Recip ID	Recipient Name and Address
db	+ CBRM Realty Inc., c/o Lynd Living, 4499 Pond Hill Road, San Antonio, TX 78231-1292

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 01, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 30, 2025 at the address(es) listed below:

Name	Email Address
Andrew Zatz	on behalf of Plaintiff CBRM Realty Inc. azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor RH New Orleans Holdings LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor CBRM Realty Inc. azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor Laguna Reserve Apts Investor LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor RH Chenault Creek LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor Kelly Hamilton Apts MM LLC azatz@whitecase.com mco@whitecase.com

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Page 2 of 3

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Andrew Zatz	on behalf of Debtor RH New Orleans Holdings MM LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor RH Lakewind East LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor RH Copper Creek LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor RH Windrun LLC azatz@whitecase.com mco@whitecase.com
Andrew Zatz	on behalf of Debtor Kelly Hamilton Apts LLC azatz@whitecase.com mco@whitecase.com
Andrew H. Sherman	on behalf of Creditor Spano Investor LLC asherman@sillscummis.com
Avram E. Frisch	on behalf of Interested Party Moshe Silber frischa@avifrischlaw.com Frischa@ecf.courtdrive.com
Brett D. Goodman	on behalf of Interested Party CKD Investor Penn LLC bgoodman@polsinelli.com nydocketing@polsinelli.com
Brett D. Goodman	on behalf of Interested Party DH1 Holdings LLC bgoodman@polsinelli.com nydocketing@polsinelli.com
Brett D. Goodman	on behalf of Interested Party CKD Funding LLC bgoodman@polsinelli.com nydocketing@polsinelli.com
Chester Ostrowski	on behalf of Creditor Landscape Workshop LLC costrowski@mclaughlinstern.com
Douglas G. Leney	on behalf of Creditor Chardell Bacon dleney@archerlaw.com ahuber@archerlaw.com
Jack Michael Small	on behalf of Creditor Sewerage and Water Board of New Orleans jsmaill@dilworthlaw.com ctomlin@dilworthlaw.com
Jacob Frumkin	on behalf of Interested Party NexBank jfrumkin@coleschotz.com fpisano@coleschotz.com
Jeffrey M. Sponder	on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov
Joann Sternheimer	on behalf of Creditor LAGSP jsternheimer@lippes.com bcooper@deilylawfirm.com;bkecfactivitynotices@deilylawfirm.com;kluke@lippes.com
Joann Sternheimer	on behalf of Creditor Kelly Hamilton Lender LLC jsternheimer@lippes.com, bcooper@deilylawfirm.com;bkecfactivitynotices@deilylawfirm.com;kluke@lippes.com
Joann Sternheimer	on behalf of Creditor Lynd Management Group jsternheimer@lippes.com bcooper@deilylawfirm.com;bkecfactivitynotices@deilylawfirm.com;kluke@lippes.com
Joann Sternheimer	on behalf of Creditor Lynd Living jsternheimer@lippes.com bcooper@deilylawfirm.com;bkecfactivitynotices@deilylawfirm.com;kluke@lippes.com
Joseph Lubertazzi, Jr.	on behalf of Creditor 3650 SSI Pittsburgh LLC jlubertazzi@mccarter.com
Kenneth Alan Rosen	on behalf of Debtor CBRM Realty Inc. ken@kenrosenadvisors.com
Kenneth L. Baum	on behalf of Creditor OSL Investment VI LLC kbaum@kenbaumdebtssolutions.com, ddipiazza@kenbaumdebtssolutions.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company KEBECK@BERNSTEINLAW.COM btemple@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com
Kevin M. Capuzzi	on behalf of Creditor Bankwell Bank kcapuzzi@beneschlaw.com docket2@beneschlaw.com;lmolinaro@beneschlaw.com
Lauren Bielskie	on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov
Lauren M. Macksoud	on behalf of Creditor Federal National Mortgage Association lauren.macksoud@dentons.com docket.general.lit.nyc@dentons.com

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User: admin

Page 3 of 3

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Mark D. Pfeiffer

on behalf of Creditor The City of Pittsburgh Pennsylvania mark.pfeiffer@bipc.com,
donna.curcio@bipc.com;joseph.roadarmel@bipc.com;eservice@bipc.com

Michael P. Pompeo

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Patricia B. Fugee

on behalf of Plaintiff Cleveland International Fund Patricia.Fugee@FisherBroyles.com ecf@cftechsolutions.com

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Patricia B. Fugee

on behalf of Plaintiff Laguna Reserve Apts Investor LLC Patricia.Fugee@FisherBroyles.com ecf@cftechsolutions.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 38