

## Fill in this information to identify the case:

Debtor 1 Alta Sita Apts LLC

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: \_\_\_\_\_ District of New Jersey

Case number 25-20491

☒ Date Stamped Copy Returned  
☐ No self addressed stamped envelope  
☐ No copy to return

## Official Form 410

# Proof of Claim

04/25

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

**Part 1: Identify the Claim**

1. Who is the current creditor?	<u>Federal National Mortgage Association</u> Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor <u>Fannie Mae</u>	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?	<b>Where should notices to the creditor be sent?</b> <u>Jill L. Nicholson - Dentons US LLP</u> Name <u>233 S. Wacker Dr., Suite 5900</u> Number Street <u>Chicago</u> <u>IL</u> <u>60606</u> City State ZIP Code Contact phone <u>312-876-8000</u> Contact email <u>jill.nicholson@dentons.com</u> Uniform claim identifier (if you use one): _____	<b>Where should payments to the creditor be sent? (if different)</b> Name _____ Number Street _____ City State ZIP Code _____ Contact phone _____ Contact email _____
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



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**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

6. Do you have any number you use to identify the debtor? ☐ No  
☒ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 8 3 7 1

7. How much is the claim? \$ Not less than \$4,196,963.30 Does this amount include interest or other charges?  
☐ No  
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.  
Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).  
Limit disclosing information that is entitled to privacy, such as health care information.  
Mortgage Loan - see attached Addendum

9. Is all or part of the claim secured? ☐ No  
☒ Yes. The claim is secured by a lien on property.  
**Nature of property:**  
☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.  
☐ Motor vehicle  
☐ Other. Describe: \_\_\_\_\_  
**Basis for perfection:** See attached Addendum  
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)  
**Value of property:** \$ \_\_\_\_\_  
**Amount of the claim that is secured:** \$ \_\_\_\_\_  
**Amount of the claim that is unsecured:** \$ \_\_\_\_\_ (The sum of the secured and unsecured amounts should match the amount in line 7.)

**Amount necessary to cure any default as of the date of the petition:** \$ \_\_\_\_\_

**Annual Interest Rate** (when case was filed) \_\_\_\_\_ %

☐ Fixed  
☐ Variable

10. Is this claim based on a lease? ☒ No  
☐ Yes. Amount necessary to cure any default as of the date of the petition. \$ \_\_\_\_\_

11. Is this claim subject to a right of setoff? ☒ No  
☐ Yes. Identify the property: \_\_\_\_\_

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12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

☒ No

☐ Yes. Check one:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

☐ Up to \$3,800\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

☐ Wages, salaries, or commissions (up to \$17,150\*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

☐ Other. Specify subsection of 11 U.S.C. § 507(a)( ) that applies.

Amount entitled to priority

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

**Part 3: Sign Below**

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☒ I am the creditor.

☐ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

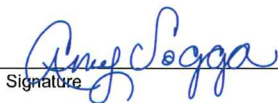
☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 11/26/2025  
MM / DD / YYYY

  
Signature

Print the name of the person who is completing and signing this claim:

Name Amy Sogga  
First name Middle name Last name

Title Senior Asset Manager, Portfolio Risk Management

Company Federal National Mortgage Association

Identify the corporate servicer as the company if the authorized agent is a servicer.

Address Granite Park VII, 5600 Granite Pkwy.

Number Street

Plano TX 75024

City State ZIP Code

Contact phone 972-656-8877 Email amy\_sogga@fanniemae.com

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**DENTONS**

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Suite 5900  
Chicago, IL 60606-6361  
United States

dentons.com

November 26, 2025

**VIA FEDERAL EXPRESS**

CBRM Realty Inc. Claims Processing Center  
c/o KCC dba Verita  
222 N Pacific Coast Highway, Suite 300  
El Segundo, CA 90245

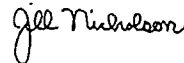
Re: In re Homewood House Apts LLC, Case No. 25-20487  
In re Alta Sita Apts LLC, Case No. 25-20491  
In re Green Meadow Apts LLC, Case No. 25-20513  
In re Sycamore Meadows Apartments, LTD, Case No. 25-20524  
***Cases Jointly Administered Under Crown Capital Holdings LLC, Case No. 25-15351***

Dear Claims Agent:

Enclosed please find an original and one copy of the following proofs of claim for the above-referenced cases. The above referenced cases were recently dismissed, however, Fannie Mae is filing these proofs of claim in an abundance of caution due to the appeal timeline. Please file-stamp and return copies of the claims in the enclosed federal express envelope.

Please do not hesitate to contact me with any questions.

Very truly yours,



Jill Nicholson

JN:dn

Enclosures



**ADDENDUM TO FEDERAL NATIONAL MORTGAGE ASSOCIATION'S  
PROOF OF CLAIM**

A. The Loan Documents

The claim (the "Claim") of Federal National Mortgage Association ("Fannie Mae") arises out of the following instruments (collectively, the "Loan Documents"), under which Loan Documents, Fannie Mae has a first position lien on, and a duly perfected interest in the Property, the Rents and certain personal property, as more fully described in the Loan Documents:

- a. the Multifamily Note dated October 25, 2022, in the original principal amount of \$3,442,000.00 (the "Note");
- b. the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated October 25, 2022, which was duly recorded with Michael T. Costello, Recorder of Deeds, St. Clair County, Belleville, Illinois on October 26, 2022 as Document Number A02764425 (the "Deed");
- c. the Assignment of Security Instrument, dated October 25, 2022, which was duly recorded with Michael T. Costello, Recorder of Deeds, St. Clair County, Belleville, Illinois on October 26, 2022 as Document Number A02764426;
- d. the Assignment of Collateral Agreements and Other Loan Documents, dated October 25, 2022;
- e. UCC-1 Financing Statement filed with the Illinois Secretary of State on October 26, 2022 as File Number: 029006369; and
- f. UCC-1 Financing Statement filed with Michael T. Costello, Recorder of Deeds, St. Clair County, Belleville, Illinois on October 28, 2022 as Document Number A02764668.

Requests for copies of the Loan Documents and notices related to this Claim should be sent to Fannie Mae's counsel:

Jill L. Nicholson  
Dentons US LLP  
233 S. Wacker Drive, Suite 5900  
Chicago, IL 60606  
Phone: (312) 876-8000  
[jill.nicholson@dentons.com](mailto:jill.nicholson@dentons.com)

John D. Beck  
Dentons US LLP  
1221 Avenue of the Americas  
New York NY 10020  
Phone: (212) 768-6700  
[john.beck@dentons.com](mailto:john.beck@dentons.com)

B. Borrower's Default Under Loan Documents

Alta Sita Apts LLC (the "Debtor") filed a petition for bankruptcy under Chapter 11 of the Bankruptcy Code on October 6, 2025 ("Petition Date").

Prior to the Petition Date, as a result of the defaults under the terms of the Loan Documents, as such defaults prior to the Petition Date, Fannie Mae, in compliance with Fannie Mae's remedies under applicable law and the terms of the Loan Documents, accelerated the balance due under the Loan Documents. Accordingly, as of the Petition Date, the entire balance of Debtor's obligations due to Fannie Mae under the terms of the Loan Documents remained delinquent and outstanding.

On November 24, 2025, the Court dismissed the Debtor's bankruptcy case [Docket No. 188] effective as of November 25, 2025. However, in an abundance of caution, Fannie Mae is filing this Claim to ensure it's rights are protected.

C. Debtor's Liability Under Loan Documents

Pursuant to the terms of the Loan Documents, the Debtor is liable for the full and prompt payment of the indebtedness. As of the Petition Date, October 6, 2025, the following amounts were outstanding under the Loan Documents:

<b>Principal Balance</b>	\$3,442,000.00
<b>Interest at 3.41%:</b>	\$238,369.97
<b>Default Interest:</b>	\$127,736.44
<b>Payment Premium:</b>	\$137,680.00
<b>Outstanding Insurance Advance:</b>	\$36,586.44
<b>Interest Accrued through 10/6/2025</b>	\$2,647.39
<b>Outstanding Tax Advance:</b>	\$30,907.38
<b>Interest Accrued through 10/6/2025</b>	\$1,398.94
<b>Outstanding Tax Advance:</b>	\$30,907.38
<b>Interest Accrued through 10/6/2025</b>	\$496.99
<b>Appraisal Fee:</b>	\$6,500.00
<b>Broker Opinion of Value Fee:</b>	\$1,250.00
<b>Environmental Report Fee:</b>	\$3,500.00
<b>Inspection Fee Reimbursement:</b>	\$6,000.00
<b>Receiver Disbursement:</b>	\$388,408.22
<b>Legal Fees:</b>	\$145,320.76
<b>Forced Placement Fees through 10/6/2025:</b>	\$8,760.55
<b>Late Charges through 10/6/2025:</b>	\$23,451.64
<b>Less Current Suspense Balance:</b>	(\$5.73)
<b>Less Funds Swept to Fannie Mae</b>	(\$434,953.07)
<b>TOTAL AMOUNT OF CLAIM</b>	<b>\$4,196,963.30</b>

D. Reservation Of Rights

Fannie Mae reserves any and all rights it has or may have in law and in equity and any and all rights it has or may have under applicable state law and federal law. Fannie Mae further reserves all rights to amend, alter, or further supplement this Claim, in order to, among other things, seek additional amounts as interest, late fees and related costs that continue to accrue, and to assert setoff and/or recoupment and to pursue any and all rights, remedies, claims, and causes of actions as it deems appropriate.

Fannie Mae specifically preserves all of its procedural and substantive defenses and rights with respect to any claim that may be asserted against Fannie Mae by the Debtor or any other party in interest in the Debtor's bankruptcy case, or any other person or entity whatsoever, including any challenge or defense to the jurisdiction of this Court over any such claim.

The filing of this proof of claim is not and should not be construed to be: (a) a waiver or release of Fannie Mae's rights against any other person or entity liable for all or part of any claim described herein; (b) a waiver of the right to seek to have the reference withdrawn with respect to any proceedings commenced in this case against or otherwise involving Fannie Mae (including with respect to any counterclaims to the claims asserted in this proof of claim); or (c) an election of remedies which waives or otherwise affects any other remedy of Fannie Mae.