

Fill in this information to identify the case:Debtor Crown Capital Holdings LLCUnited States Bankruptcy Court for the: _____ District of New Jersey
(State)Case number 25-15351**Modified 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 or 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?	Federal National Mortgage Association	
	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?	Where should notices to the creditor be sent?	Where should payments to the creditor be sent? (if different)
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Federal National Mortgage Association c/o Jill L. Nicholson, Dentons US LLP 233 S. Wacker Drive, Suite 5900 Chicago, IL 60606, US	
	Contact phone <u>312-876-8000</u>	Contact phone _____
	Contact email <u>jill.nicholson@dentons.com</u>	Contact email _____
	Uniform claim identifier (if you use one): _____	
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? _____	



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: 8371

7. How much is the claim?

\$ 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 or property:

☒ Real estate: If the claim is secured by the debtor's principle residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.

☐ Motor vehicle

☐ Other. Describe: See attached addendum

Basis for perfection:

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: \$4,196,963.30

Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amount 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: _____



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

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No

☐ Yes. Check all that apply:

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

Amount entitled to priority

\$ _____

☐ 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.

\$ _____

* 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.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ _____

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 acknowledgement 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 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

/s/Amy Sogga
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

Contact phone _____ Email _____



Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 523-2941 | International 001-310-823-9000

Debtor: 25-15351 - Crown Capital Holdings LLC District: District of New Jersey, Trenton Division		
Creditor: Federal National Mortgage Association c/o Jill L. Nicholson, Dentons US LLP 233 S. Wacker Drive, Suite 5900 Chicago, IL, 60606 US Phone: 312-876-8000 Phone 2: Fax: Email: jill.nicholson@dentons.com	Has Supporting Documentation: Yes, supporting documentation successfully uploaded Related Document Statement:	
	Has Related Claim: No Related Claim Filed By:	
	Filing Party: Creditor	
Other Names Used with Debtor: Fannie Mae	Amends Claim: No Acquired Claim: No	
Basis of Claim: Mortgage Loan - see attached addendum	Last 4 Digits: Yes - 8371	Uniform Claim Identifier:
Total Amount of Claim: 4,196,963.30	Includes Interest or Charges: Yes	
Has Priority Claim: No	Priority Under:	
Has Secured Claim: Yes: 4,196,963.30 Amount of 503(b)(9): No Based on Lease: No Subject to Right of Setoff: No	Nature of Secured Amount: Real Estate Describe: See attached addendum Value of Property: Annual Interest Rate: Arrearage Amount: Basis for Perfection: Amount Unsecured:	
Submitted By: Amy Sogga on 26-Nov-2025 11:04:37 a.m. Pacific Time Title: Senior Asset Manager, Portfolio Risk Management Company: Federal National Mortgage Association		

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

Official Form 410

Proof of Claim

04/25

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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>	
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3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent?		Where should payments to the creditor be sent? (if different)
	<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): _____		 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? _____	

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: _____

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

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ 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

**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

John D. Beck
Dentons US LLP
1221 Avenue of the Americas
New York NY 10020
Phone: (212) 768-6700
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:

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

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.