

Fill in this information to identify the case:

Debtor 1 **HARTMAN SPE, LLC**

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: **District of DE**

Case number **23-11452 - Chapter 11**

RECEIVED

OCT 02 2023

LEGAL SERVICES

Filed: USBC - District of Delaware
Hartman SPE, LLC

23-11452 (MFW)

(CLM)

HSZ



0000000007

Official Form 410 Proof of Claim

04/22

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>Cypress-Fairbanks ISD</u> Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor _____	
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? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? LINEBARGER GOGGAN BLAIR & SAMPSON, LLP PO BOX 3064 HOUSTON, TX 77253-3064 (713) 844-3400 houston_bankruptcy@lgbs.com Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	Where should payments to the creditor be sent? (If different) CYPRESS-FAIRBANKS ISD 10494 JONES RD RM 106 HOUSTON, TX 77065-4210
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: _____	
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	<input type="checkbox"/> No
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identify the debtor?	<input checked="" type="checkbox"/> Yes Last 4 digits of the debtor's account or any number you use to identify the debtor: _____ SEE ATTACHED EXHIBITS								
7. How much is the claim?	\$ <u>\$75,938.34</u> Does this amount include interest or other charges? <div style="text-align: center;"> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Attach statement itemizing interest, fees, expenses or other charges required by Bankruptcy Rule 3001(c)(2)(A). </div>								
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. <div style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black; margin: 10px 0;"> AD VALOREM TAXES </div>								
9. Is all or part of the claim secured?	<div> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes The claim is secured by a lien on property. </div> <div style="margin-top: 10px;"> Nature of property: <input checked="" type="checkbox"/> Real Estate. If claim is secured by the debtor's principal residence, file a <i>Mortgage Proof of Claim</i> Attachment (Official Form 410-A) with this Proof of Claim. <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other. Describe: <u>SEE ATTACHED EXHIBITS</u> </div> <div style="margin-top: 10px;"> Basis for perfection: <u>Secured by Tax Lien §§ 32.01 and 32.05 of the Texas Property Tax Code. Secured claim to extent of collateral value. Unsecured Priority claim [11 U.S.C. 507 (a)(8)] to extent of any shortfall in collateral value and for personal liability.</u> 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.) </div> <div style="margin-top: 10px;"> Value of property: \$ <u>SEE ATTACHED EXHIBITS</u> Amount of the claim that is secured: \$ <u>\$75,938.34</u> 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: \$ <u>\$75,938.34</u> Annual Interest Rate (when case was filed) <u>12%</u> <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Variable </div>								
10. Is this claim based on a lease?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Amount necessary to cure any default as of the date of the petition. \$ _____								
11. Is this claim subject to a right of setoff?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Identify the property: _____								
12. Is all or part of the claim entitled to priority under 11 U.S.C. 507(a)? <small>A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.</small>	<div> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <i>Check all that apply:</i> </div> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 80%;"></th><th style="width: 20%; text-align: right; font-weight: normal;">Amount entitled to priority</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).</td><td style="text-align: right;">\$ _____</td></tr> <tr> <td><input type="checkbox"/> Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).</td><td style="text-align: right;">\$ _____</td></tr> <tr> <td><input type="checkbox"/> Wages, salaries, or commissions (up to \$15,150*) 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).</td><td style="text-align: right;">\$ _____</td></tr> </tbody> </table>		Amount entitled to priority	<input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	\$ _____	<input type="checkbox"/> Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	\$ _____	<input type="checkbox"/> Wages, salaries, or commissions (up to \$15,150*) 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).	\$ _____
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	<input type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	\$ _____
	<input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	\$ _____
	<input type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.	\$ _____
* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.		

Part 3: Sign Below	<div style="display: flex;"> <div style="width: 20%; font-size: small; padding-right: 10px;"> <p>The person completing this proof of claim must sign and date it. FRBP 9011(b).</p> <p>If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.</p> <p>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.</p> </div> <div style="width: 80%;"> <p><i>Check the appropriate box</i></p> <p><input type="checkbox"/> I am the creditor.</p> <p><input checked="" type="checkbox"/> I am the creditor's attorney or authorized agent.</p> <p><input type="checkbox"/> I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.</p> <p><input type="checkbox"/> I am a guarantor, surety, endorser, or other co-debtor. Bankruptcy Rule 3005.</p> <p>I understand that an authorized signature on this <i>Proof of Claim</i> 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.</p> <p>I have examined the information in this <i>Proof of Claim</i> and have a reasonable belief that the information is true and correct.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed on date September 27, 2023</p> <p>/s/Tara L. Grundemeier</p> <p>Print the name of the person who is completing and signing this claim:</p> <p>Name : Tara L. Grundemeier</p> <p>Title : Attorney TXBN 24036691</p> <p>Company : LINEBARGER GOGGAN BLAIR & SAMPSON, LLP <small>Identify the corporate servicer as the company if the authorized agent is a servicer.</small></p> <p>Address : PO BOX 3064 HOUSTON, TX 77253-3064 (713) 844-3400</p> <p style="text-align: right;">houston_bankruptcy@lgbs.com</p> </div> </div>
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2022 TAX STATEMENT

CYPRESS-FAIRBANKS

INDEPENDENT SCHOOL DISTRICT
CITY • SPRING • CLEVER • COLUMBIA

DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065
(281) 664-6300

Certified Owner:

HARTMAN SPE LLC
2909 HILLCROFT STE 420
HOUSTON, TX 77057-5815

Legal Description:

RES D
TIMBER CREEK PLACE SEC 1

2023 est = 37,160.76

Legal Acres: 2.198

Parcel Address: 5870 HIGHWAY 6 N

Account No: 115-137-000-0004

As of Date: 09/27/2023

Print Date: 09/27/2023

Market Value		Market Value	Appraised Value		Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,914,880	\$955,120	\$2,870,000	\$2,870,000		\$0	\$0	\$2,870,000

Taxing Unit	Delinq. Date	Appraised Value	Exemptions		Taxable Value	Tax Rate	2022 Tax
			Code	Value			
CYPRESS-FAIRBANKS ISD	02/01/23	\$2,870,000		\$0	\$2,870,000	1.294800	\$37,160.76

2022 Total Due: \$0.00

Exemptions :**AMOUNT DUE IF PAID BY THE END OF:**

10/02/2023 20 + 20%	10/31/2023 21 + 20%	11/30/2023 22 + 20%	01/01/2024 23 + 20%	01/31/2024 24 + 20%	02/29/2024 25 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE CONTACT THE HARRIS COUNTY APPRAISAL DISTRICT AT 713 957-7800 CONCERNING ANY CORRECTIONS OF OWNERSHIP, VALUATION OR EXEMPTIONS. OFFICE HOURS AT CYPRESS-FAIRBANKS ISD TAX OFFICE ARE: 7:30 AM-4:30 PM MONDAY THRU THURSDAY, 7:30 AM-4:00 PM FRIDAY. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

CYPRESS-FAIRBANKS ISD 2022 M&O .89480000 I&S .40000000 Total 1.2948000 2021 M&O .92920000 I&S .41000000 Total 1.3392000

TO PAY BY CREDIT CARD: WWW.CFISDTAX.COM OR 1-855-795-3096.

Print Date: 09/27/2023

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

v19.1.5

Due by JAN 31:

\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

DAVID PIWONKA, TAX ASSESSOR-COLLECTOR

CYPRESS-FAIRBANKS

INDEPENDENT SCHOOL DISTRICT
CITY • SPRING • CLEVER • COLUMBIA

* 1 1 5 1 3 7 0 0 0 0 0 0 4 *

115-137-000-0004

HARTMAN SPE LLC
2909 HILLCROFT STE 420
HOUSTON, TX 77057-5815

AMOUNT PAID:

\$

4000115137000000462022

0000000000

2022 TAX STATEMENT

CYPRESS-FAIRBANKS

INDEPENDENT SCHOOL DISTRICT
CITY • COUNTY • SCHOOL • STATE

DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065
(281) 664-6300

Certified Owner:

HARTMAN SPE LLC
2909 HILLCROFT STE 420
HOUSTON, TX 77057-5815

2023 est = 38,777.58

Legal Description:

RES E
COPPERFIELD PLACE SEC.1

Legal Acres: 2.43

Parcel Address: 15840 FM 529 RD

Account No: 114-759-000-0005

As of Date: 09/27/2023

Print Date: 09/27/2023

Market Value		Market Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement					
\$2,117,020	\$877,850	\$2,994,870	\$2,994,870	\$0	\$0	\$2,994,870

Taxing Unit	Delinq. Date	Appraised Value	Exemptions		Taxable Value	Tax Rate	2022 Tax
			Code	Value			
CYPRESS-FAIRBANKS ISD	02/01/23	\$2,994,870		\$0	\$2,994,870	1.294800	\$38,777.58

2022 Total Due: \$0.00

Exemptions :**AMOUNT DUE IF PAID BY THE END OF:**

10/02/2023 20%	10/31/2023 21%	11/30/2023 22%	01/01/2024 23%	01/31/2024 24%	02/29/2024 25%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Print Date: 09/27/2023

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v19.1.5

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DAVID PIWONKA, TAX ASSESSOR-COLLECTOR

CYPRESS-FAIRBANKS

INDEPENDENT SCHOOL DISTRICT
CITY • COUNTY • SCHOOL • STATE

114-759-000-0005

HARTMAN SPE LLC
2909 HILLCROFT STE 420
HOUSTON, TX 77057-5815

AMOUNT PAID:

\$

4000114759000000532022

0000000000

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
4828 Loop Central Drive, Suite 600 (77081)
P.O. BOX 3064 (77253-3064)
HOUSTON, TEXAS
713/844-3478
FAX 713/844-3503

September 28, 2023

Hartman SPE, LLC Claims Processing Center
c/o Epiq Corporate Restructuring, LLC
777 Third Avenue, 12th Floor
New York, NY 10017

In Re: Hartman SPE, LLC
Bankruptcy Case No. 23-11452
U.S. Bankruptcy Court, District of Delaware

To Whom It May Concern:

Enclosed for filing in the above-captioned matters, please find an original and one copy of the proof of claim for the following creditor(s):

1. Cypress-Fairbanks ISD
2. City of Houston
3. Houston Community College System
4. Houston ISD
5. Katy ISD
6. Lone Star College System
7. Harris County ESD #09
8. Harris County ESD #11
9. Harris County ESD #12
10. Harris County ESD #16
11. Harris County ESD #28
12. Harris County ESD #29
13. Harris County ESD #48

COPY
Document Control

Please file in your usual manner and return the copy file stamped to the undersigned to evidence the filing of same. Your cooperation in this matter is greatly appreciated.

Should you have any questions, comments, or concerns, please contact the Chapter 11 Legal Assistant Monica Herrera at (713) 844-3478.

By copy of this correspondence, all interested parties are being notified of said filing.

Very truly yours,



Austin ! Beaumont ! Brownsville ! Conroe ! Corpus Christi ! Corsicana ! Dallas ! Edinburg ! El Paso ! Fort Worth
Houston ! Longview ! Odessa ! Richmond ! San Angelo ! San Antonio ! Sherman ! Tyler ! Waco ! The Woodlands

MONICA HERRERA

Legal Assistant

Linebarger Goggan Blair & Sampson LLP

Enclosures: As stated.

USPS CERTIFIED MAIL



Linebarger Goggan Blair &
Sampson LLP
PO BOX 3064
Houston, TX 77253



9414 8149 0280 9335 4581 73



Hartman SPE LLC Claims Processing^{1/1}
C/O EPIQ CORPORATE RESTRUCTURING,LLC
777 3RD AVE FL 12
NEW YORK NY 10017-1302

23-11452



US POSTAGE — PITNEY BOWES
ZIP 77081 \$ 025.50⁰
02-4W
0000368635 SEP 28 2023

CERTIFIED MAIL

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COPY
Document Control

FILED / RECEIVED
OCT 02 2023
EPIQ

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