

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

Hartman SPE, LLC,¹

Debtor.

Chapter 11

Case No. 23-11452 (MFW)

Ref. Docket Nos. 257-260

CERTIFICATE OF SERVICE

I, NADIA ALAZRI, hereby certify that:

1. I am employed as a Case Manager by Epiq Corporate Restructuring, LLC, with their principal office located at 777 Third Avenue, New York, New York 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. On November 10, 2023, I caused to be served the:
 - a. “Notice of Proposed Sale of Real Estate,” dated November 10, 2023 [Docket No. 257], (the “Sale Notice”),
 - b. “Notice of (I) Potential Assumption and Assignment of Executory Contracts and Unexpired Leases and (II) Cure Amounts,” dated November 10, 2023 [Docket No. 258], (the “Assumption Notice”),
 - c. “Declaration of Brad Mills With Respect to the Private Sale of Nonresidential Real Property,” dated November 5, 2023 [Docket No. 259], (the “Mills Declaration”),
 - d. “Declaration of David Wheeler in Support of the Private Sale of Nonresidential Real Property,” dated November 7, 2023 [Docket No. 260], (the “Wheeler Declaration”), and
 - e. “Adequate Assurance Letter,” a sample of which is annexed hereto as Exhibit A, (the “Assurance Letter”),

by causing true and correct copies of the:

- i. Sale Notice, Assumption Notice, Mills Declaration, and Wheeler Declaration to be enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit B,

¹ The Debtor in this chapter 11 case, along with the last four digits of the Debtor’s federal tax identification number, is Hartman SPE, LLC (7400). The Debtor’s principal place of business and service address is 2909 Hillcroft, Suite 420, Houston, TX 77057. Copies of pleadings may be obtained from the website of the United States Bankruptcy Court for the District of Delaware www.deb.uscourts.gov or from the Debtor’s Claim Agent’s website <https://dm.epiq11.com/HartmanSPE>.

- ii. Sale Notice, Assumption Notice, Mills Declaration, and Wheeler Declaration to be delivered via electronic mail to those parties listed on the annexed Exhibit C, and to two additional parties whose information is confidential, and therefore not included.
- iii. Sale Notice, Assumption Notice, Mills Declaration, Wheeler Declaration, and Assurance Letter to be delivered via electronic mail to those parties listed on the annexed Exhibit D.

All envelopes utilized in the service of the foregoing contained the following legend:
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO THE ATTENTION OF
ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

/s/ Nadia Alazri
Nadia Alazri

EXHIBIT A

In re Hartman SPE, LLC
Case No. 23-11452 (MFW)
Evidence of Adequate Assurance of Future Performance

Subject to receiving Court approval, Winthrop Realty Group, LLC and/or its assigns (“Buyer” or “we”) will be purchasing the real property located at 5870 Highway 6 North, Houston, TX 77084 (the “Property”) and currently intends to take assignment of the executory contracts and unexpired leases of nonresidential real property listed on **Exhibit A** attached hereto (the “Assigned Contracts”). Buyer intends to assign the contract to a to-be-formed limited partnership to be created for the sole purpose of owning and operating the Property. The sole member of Buyer will be the managing member of the general partner in the limited partnership and will provide and arrange the necessary capital to fund and operate the Property.

Buyer, a Texas limited liability company, was founded in 2020 to provide commercial real estate brokerage and management services to institutional property owners and to create investment opportunities throughout Texas. Buyer’s owned-asset portfolio currently includes 98,617 square feet, and prior to a recent disposition, totaled 461,472 square feet of office, retail, and horizontal land development. Buyer’s service portfolio includes approximately 950,000 square feet of improved property and more than 1,000,000 SF of development land. Prior to founding Buyer, Buyer’s founder developed and acquired more than \$150,000,000 of commercial real estate for a notable Houston development firm.

Buyer’s office holdings are more than 90% leased and have 83 individual tenants, including Wells Fargo, Edward Jones, and a multinational private company (whose identity may not be shared due to an outstanding confidentiality agreement). It takes great pride in ensuring that its properties are well-maintained and that its asset management team is responsive to tenants’ needs.

Buyer will have \$1,717,172 of debt as of the estimated closing date of the transaction and will have an initial capitalization of approximately \$3,449,171 from its capital partners for the purpose closing the Property and operating its business. Buyer will also benefit from anticipated positive cash flow following the closing of the contemplated transaction, which Buyer will retain to support future operations.

If you have any questions regarding this information, please contact:

Andrew Armour
Winthrop Law Firm, PLLC
andrew@winthrolawfirm.com
(832)563-1062

EXHIBIT B

Claim Name	Address Information
EASTERN DISTRICT OF TEXAS	BRIT FEATHERSON 550 FANNIN, STE 1250 BEAUMONT TX 77701
FOX ROTHSCHILD LLP	(COUNSEL TO THE UCC) ATTN STEPHANIE J. SLATER 919 N. MARKET ST. SUITE 300 WILMINGTON DE 19899-2323
INTERNAL REVENUE SERVICE	P.O. BOX 7346 PHILADELPHIA PA 19101-7346
NORTHERN DISTRICT OF TEXAS	LEIGHA SIMONTON 1100 COMMERCE ST, THIRD FL DALLAS TX 75242-1699
OFFICE OF THE UNITED STATES ATTORNEY	DISTRICT OF DELAWARE HERCULES BUILDING 1313 N. MARKET STREET, SUITE 400 WILMINGTON DE 19801
OTIS ELEVATOR COMPANY	JUDY MARKS 1444 N. CROCKWELL HILL RD. STE. 102 DALLAS TX 75211
OTIS ELEVATOR COMPANY	JUDY MARKS P.O. BOX 730400 DALLAS TX 75373-0400
SERVICE FIRST JANITORIAL LLC	COUNSEL 2418 CONVERSE ST. DALLAS TX 75207
SERVICE FIRST JANITORIAL LLC	COUNSEL PO BOX 600550 DALLAS TX 75360
SUNDOWN COMMERCIAL SERVICES	JACK RYERS P.O. BOX 1769 FORNEY TX 75126
SUNDOWN COMMERCIAL SERVICES	JACK RYERS 14802 VALLEY VIEW FORNEY TX 75126-5830
VERSATEX COMMERCIAL SERVICES, LLC	LEO GOMEZ, MANAGER 827 BUTTERFLY GARDEN TRAIL RICHMOND TX 77406
WESTERN DISTRICT OF TEXAS	JAIME ESPARZA US ATTORNEYS OFFICE 601 NW LOOP 410, STE 600 SAN ANTONIO TX 78216

Total Creditor count 13

Claim Name	Address Information
AFP ALARM & DETECTION, LP	ATTN: MICHAEL BILSKI 2003 MYKAWA PEARLAND TX 77581
AGAVE PLUMBING, INC	ATTN: JULIO MEDINA 2772 WEST COMMERCE STREET DALLAS TX 75212
ALLEN R. HARTMAN	C/O LAW OFFICE OF THOMAS N. LIGHTSEY III, P.C. 5151 SAN FELIPE, SUITE 400 HOUSTON TX 77056
ALLIED FIRE PROTECTION-SA, LP	ATTN: MICHAEL BILSKI 2003 MYKAWA PEARLAND TX 77581
AMITY CONSTRUCTION COMPANY	ATTN: BOB ELLERD 1404 BROOKSIDE CAROLLTON TX 75007
AMITY CONSTRUCTION COMPANY	C/O M. DREW SIEGEL 17330 PRESTON RD., STE 11 OB DALLAS TX 75252
BEYER PLUMBING CO.	ATTN: JAMES BEYER 17197 BEYER JOHN DR. SELMA TX 78514
BLUE HAWK CONSTRUCTION LLC	ATTN: BRYAN BENSON 6775 ADDISON ROAD, SUITE 305 ADDISON TX 75001
CFI MECHANICAL AND SCG MECHANICAL , LP	DBA WAY MECHANICAL C/O WILLIAM B. WESTCOTT 1885 SAINT JAMES PLACE, 15TH FL HOUSTON TX 77056
CRAWFORD ELECTRIC SUPPLY COMPANY, INC.	ATTN: ERIC HOLLY 7701 WEST LITTLE YORK, SUITE 800 HOUSTON TX 77040
DYNAMIC MECHANICAL SOLUTIONS	ATTN: MATTHEW MASHBURN 2023 E. SHADY GROVE ROAD SUITE 5 IRVING TX 75060
EAST WEST BANK	9090 KATY FWY. 3RD FL. ATTN JIA LI, AVP HOUSTON TX 77024
EAST WEST BANK	9090 KATY FWY. 3RD FL. ATTN MARIA ISENHOWER HOUSTON TX 77024
ECOSYSTEMS ENVIRONMENTAL	C/O MICHAEL P. WORTHAM CBS TELEVISION TOWER 12001 N. CENTRAL EXPY., STE. 650 DALLAS TX 75243
FAT STRAWS, INC.	6509 WEST PARK BOULEVARD 425 PLANO TX 75093
GOLDMAN SACHS	200 WEST STREET ATTN: DAVID SOLOMON NEW YORK NY 10282
HARTMAN INCOME REIT	PROPERTY HOLDINGS, LLC 2909 HILLCROFT, SUITE 420 HOUSTON TX 77057
HARTMAN INCOME REIT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
HARTMAN RETAIL I, DST	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
HARTMAN V REIT XXI, INC.	C/O LAW OFFICE OF THOMAS N. LIGHTSEY III, P.C. 5151 SAN FELIPE, SUITE 400 HOUSTON TX 77056
HARTMAN V REIT XXI, INC.	11211 KATY FREEWAY SUITE 309 HOUSTON TX 77079
HARTMAN XXI ADVISORS, LLC	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
JEANICE TOLLIVER	ADDRESS ON FILE
KEYBANK NATIONAL ASSOCIATION (AGENT)	KAREN WHITE, PORTFOLIO MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
KEYBANK NATIONAL ASSOCIATION (AGENT)	MICHAEL A TILDEN, SR MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
KEYBANK NATIONAL ASSOCIATION (AGENT)	TERESA SPRINKLE, SENIOR ACCOUNT MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
MATTHEW MASHBURN	ADDRESS ON FILE
PERFECT SCENTS OF TEXAS	2313 LOCKHILL SELMA, STE. 112 SAN ANTONIO TX 78230
PRECISION GENERAL CONTRACTING, LLC	ATTN: JOE DUBBELS 931 BASSE ROAD SAN ANTONIO TX 78212
PRECISION GENERAL CONTRACTING, LLC	C/O J. PHILIP COLLIER 8023 VANTAGE DRIVE, SUITE 590 SAN ANTONIO TX 78230
PRESTONWOOD LANDSCAPE SERVICES-SA, LLC	1366 ROUND TABLE DRIVE DALLAS TX 75247
RUBI LERMA	C/O BRUCE H. NEYLAND 14350 NORTHBROOK DR., STE 150 SAN ANTONIO TX 78232
SAN ANTONIO BUILDING SERVICES	2313 LOCKHILL SELMA, STE. 112 SAN ANTONIO TX 78230
SILVER STAR PROPERTIES REIT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
SILVER STAR PROPERTY MANAGEMENT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
STI-GC, LLC	C/O J. PHILIP COLLIER 8023 VANTAGE DRIVE, SUITE 590 SAN ANTONIO TX 78230
SWADLEY ROOF SYSTEMS, LLC	ATTN: MICHAEL SWADLEY 17413 FM 2920 SUITE O TOMBALL TX 77377
TAYLOR WATERPROOFING PLUS, INC.	ATTN: MICHAEL J. MATTHEWS 122 BERRY ROAD HOUSTON TX 77022
TEXAS CAPITAL BANK	1330 POST OAK BLVD. STE 1700 ATTN SCOTT E SKRABANEK HOUSTON TX 77056
TEXAS CAPITAL BANK	1330 POST OAK BLVD. STE 1700 ATTN MISSY MERIC, AVP HOUSTON TX 77056
TEXAS PARKING LOTS	231 HWY 46 W BOERNE TX 78006
TEXAS SECURITY BANK	1212 TURTLE CREEK BOULEVARD DALLAS TX 75207
US BANK NATIONAL ASSCN, AS TTEE FOR	HLDRS OF GS MRTG SECS CORP TR 2018-HART PSSTHRU CERTS 2018HART & THE RR INT

Claim Name	Address Information
US BANK NATIONAL ASSCN, AS TTEE FOR	OWNR 190 S LASALLE ST 7TH FL,MLCODE MK-IL-SL7 CHICAGO IL 60603
WELLS FARGO BANK	1901 HARRISON ST 2ND FL ATTN JILL SELDEN, VP OAKLAND CA 94612

Total Creditor count 44

Claim Name	Address Information
CYPRESS-FAIRBANKS ISD	ISC-WEST 10494 JONES ROAD, STE. 106 HOUSTON TX 77065
EMER. SVC. DIST. 9 (FIRE)	10710 TELGE RD HOUSTON TX 77095
HARRIS CO. DEPT. OF EDUCATION	1001 PRESTON ST HOUSTON TX 77002
HARRIS CO. FLOOD CTL. DIST.	1001 PRESTON ST HOUSTON TX 77002
HARRIS CO. HOSP. DIST.	1001 PRESTON ST HOUSTON TX 77002
HARRIS COUNTY MUD 186	1301 MCKINNEY ST. SUITE 5100 HOUSTON TX 77010
HARRIS COUNTY TAX OFFICE	1001 PRESTON ST HOUSTON TX 77002
HARRIS COUNTY WCID 145	11111 KATY FREEWAY SUITE 725 (7TH FLOOR) HOUSTON TX 77079
LONE STAR COLLEGE SYSTEM	LONE STAR COLLEGE ATTN TREASURY 5000 RESEARCH FOREST DRIVE THE WOODLANDS TX 77381
OGH SERVICE COMPANY INC	402 4TH ST. SEALY TX 77474
OGH SERVICES, INC	402 4TH STREET SEALY TX 77474
PORT OF HOUSTON	111 EAST LOOP NORTH HOUSTON TX 77029

Total Creditor count 12

Hartman SPE, LLC
Case No. 23-11452 (MFW)
First Class Mail Additional Service List

BUSINESS FLOOR SOLUTIONS INC
ATTN: MATTHEW MARTINEZ
5805 CENTRALCREST ST.
HOUSTON, TX 77092

CRE GROUP, LLC DBA CAPROCK ELECTRIC
ATTN: TRACY LOVOI
900 HOGAN STREET
HOUSTON, TX 77009

EXHIBIT C

Electronic Mail Master Service List

Creditor Name	Email Address
4M BUILDING SOLUTIONS INC	info@4-m.com
ABERNATHY, ROEDER, BOYD & HULLET, P.C.	bankruptcy@abernathy-law.com; ehahn@abernathy-law.com
ALL TEX ROOFING LLC	tony@alltexroofing.com
AMAYA CONSTRUCTION INC	eamaya@amayaconstructions.com
AMITY CONSTRUCTION COMPANY	bob@amityconstruction.net
AMTECH ELEVATOR SERVICES	nelson.bellesheim@amtechelevator.com
ASHBY & GEDDES	gtaylor@ashbygeddes.com; bkeenan@ashbygeddes.com
ASTRO TECH SERVICES, LLC	kbartley@ws-law.com
AVAIL SECURITY GROUP, LLC	info@availsg.com
BUSINESS FLOOR SOLUTIONS INC	info@bizfloor.biz
CFI MECHANICAL, INC.	chuckfell@cfimechanical.com
CRE GROUP, LLC DBA CAPROCK ELECTRIC	info@caprockelectric.com
DELAWARE DEPARTMENT OF JUSTICE	attorney.general@delaware.gov
DELAWARE STATE TREASURY	liza.davis@delaware.gov
ENGIE RESOURCES LLC	engiena-sales1@engie.com
FERGUSON BRASWELL FRASER KUBASTA PC	rsmiley@fbfk.law
FOX ROTHSCHILD LLP	jesseharris@foxrothschild.com; sslater@foxrothschild.com; mmenkowitz@foxrothschild.com
GOLDMAN SACHS	michael.dalton@gs.com; newyorkannchub@gs.com
HARRIS COUNTY ATTORNEY'S OFFICE	taxbankruptcy.cao@harriscountytexas.gov
INTERNAL REVENUE SERVICE	charles.messing@irs.gov; dennis.moody@irs.gov
IRON HORSE FLOORING LLC DBA PDL DESIGNS	careers@pdl designs.com
JACK SHRUM, P.A.	jshrums@jshrums law.com
KAJ CONSTRUCTION INC	saleskajconstruction@gmail.com
KAJ CONSTRUCTION INC	rkpapatna@gmail.com
KASEN & KASEN, P.C.	jkasen@kasenlaw.com
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	sanantonio.bankruptcy@lgbs.com
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	houston_bankruptcy@lgbs.com
LONGHORN MECHANICAL LLC	info@longhornmech.net
MATTHEW MASHBURN	EMAIL ADDRESS ON FILE
MIKES AC AND REFRIGERATION	michaelairhouston@gmail.com
NRG ENERGY INC DBA RELIANT RETAIL SVCS	solutions@reliant.com; powersupport@nrg.com
NRG ENERGY INC DBA RELIANT RETAIL SVCS	ryan.harwell@nrg.com
OFFICE OF THE UNITED STATES TRUSTEE	john.schanne@usdoj.gov
OGH SERVICE COMPANY INC	info@oghservices.com

Electronic Mail Master Service List

Creditor Name	Email Address
OTIS ELEVATOR COMPANY	generalinquiry@otis.com; investorrelations@otis.com
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	emccain@pbfc.com
PRECISION CONTRACTING	info@precisioncontracting.com
PRITCHARD INDUSTRIES SOUTHWEST, LLC	rashworth@pritchardindustries.com; psperduti@pritchardindustries.com
PROMISE TOTAL SERVICES OF HOUSTON INC	info@promisesvc.com
RL TEAM CONTRACTORS DBA TEAM CONTRACTORS	jessica@teamcontractorstx.com
ROBINSON & COLE LLP	jedmonson@rc.com; kdute@rc.com
SECRETARY OF STATE/DIV OF REVENUE	dosdoc_ftax@delaware.gov
SECURITIES & EXCHANGE COMMISSION	commissionerpeirce@sec.gov; commissionercrenshaw@sec.gov; commissioneruyeda@sec.gov; commissionerlizarraga@sec.gov
SECURITIES & EXCHANGE COMMISSION	ocr@sec.gov
SERVICE FIRST JANITORIAL LLC	roberto@servicefirstjanitorial.com; eva@servicefirstjanitorial.com; jerry@servicefirstjanitorial.com
STI-GC, LLC	bids-sti-gc@southtexasinteriors.com
SUMMER ENERGY LLC	service@summerenergy.com
THE UNITED STATES ATTORNEYS OFFICE	usatxs.atty@usdoj.gov
TRUE VINES INC	team@truevines.com
VERSATEX COMMERCIAL SERVICES, LLC	leogomez@blackplanet.com
WEAVER AND TIDWELL LLP	hope.everett@weaver.com

Electronic Mail Service List - Banks

Creditor Name	Email Address
EAST WEST BANK	Jia.li@eastwestbank.com
EAST WEST BANK	Maria.Isenhower@eastwestbank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	karen_marie_white@keybank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	michael_a_tilden@keybank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	teresa_sprinkle@keybank.com
TEXAS CAPITAL BANK	Scott.skrabanek@texascapitalbank.com
TEXAS CAPITAL BANK	missy.merric@texascapitalbank.com
WELLS FARGO BANK	cmscashmgt@wellsfargo.; CMSAccountServices@wellsfargo.com; EGSCashManagementMailbox@wellsfargo.com

Creditor Name	Email Address
AMITY CONSTRUCTION COMPANY	bobellerd@amityconstruction.net
BLUE HAWK CONSTRUCTION LLC	info@bluehawkconstruction.com
CRAWFORD ELECTRIC SUPPLY COMPANY, INC.	crawfordonline@crawfordelectricsupply.com
DYNAMIC MECHANICAL SOLUTIONS	info@dmsprofessionals.com
PERFECT SCENTS OF TEXAS	perfectscentscandles@live.com
PRECISION GENERAL CONTRACTING, LLC	info@precisioncontracting.com
SWADLEY ROOF SYSTEMS, LLC	info@swadleyroofsystems.com
TAYLOR WATERPROOFING PLUS, INC.	info@taylorwaterproofing.com
TEXAS SECURITY BANK	info@texassecuritybank.com

EXHIBIT D

Electronic Mail Service List - Contract Counterparties

Contract Counterparty	Address
A. LOPEZ LAW FIRM, P.C.	a.h@sbcglobal.net
CARGOPRO INC	cargoproinc@gmail.com
COMMERCIAL CONSULTING GROUP, LLC.	rsmth1960@gmail.com
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	realestate@ced.com
FADI 1952, INC	chad1449@msn.com
GREENWAY TRANSPORTATION INC.	greenwaytransportinc98@gmail.com
H2O CONSULTING - STORAGE	aboard@h2oconsulting.net
H2O CONSULTING, INC.	aboard@h2oconsulting.net
J & J PLASTERING, INC.	bjones@jjplasteringinc.com
J & S HEALTH CARE NETWORK, INC.	sbarneond@hhcnnet.com
JAG ROOFING & RESTORATION LLC	jackie@jag-roofing.com
JOHNSON E. AYOZIE	EMAIL ADDRESS ON FILE
JOSHUA J. BEST	EMAIL ADDRESS ON FILE
JUDIANN L. QUE	EMAIL ADDRESS ON FILE
LOVESOHNA DESIGNS, INC.	lovesohnadesigns@gmail.com
LOZANI INSURANCE AGENCY, LLC	services@lozaniinsurance.com
MARCEL GAMBOA	EMAIL ADDRESS ON FILE
OLGA TOSCANO	EMAIL ADDRESS ON FILE
PATRICIA MCGRAW	EMAIL ADDRESS ON FILE
POLARIS ULTRASOUND LLC	polarisultrasound@gmail.com
SOUTHWESTERN & PACIFIC SPECIALTY FINANCE, INC, an Ohio corporation	rentspayable@axcess-financial.com
THE ELITE WELLNESS GROUP, LLC	dwade@aligninjurycenter.com
TIARA STEWART	EMAIL ADDRESS ON FILE
TRADITION MEDIA GROUP, LLC	fred@quadwinc.com
TUMAINI LUVENA	EMAIL ADDRESS ON FILE
VDV GROUP, LLC	adrianacc24@gmail.com