

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

In re:	)	Chapter 11
	)	
Hartman SPE, LLC,	)	Case No. 23-11452 (MFW)
	)	
Debtor.¹	)	Ref. Docket No. 321
	)	

CERTIFICATE OF SERVICE

I, BENJAMIN JOHNSON, 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 December 6, 2023, I caused to be served the “Order (I) Authorizing and Approving the Private Sale of Certain Nonresidential Real Property Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving the Assumption and Assignment of Executory Contracts and Unexpired Leases of Non-Residential Real Property; and (III) Granting Related Relief,” dated December 6, 2023 [Docket No. 321], by causing true and correct copies to be:
 - a. enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit A,
 - b. delivered via electronic mail to those parties listed on the annexed Exhibit B, and
 - c. delivered via electronic mail to: *tom@lightsey.legal*, and *dignanimlaw@gmail.com*.
3. 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/ Benjamin Johnson
Benjamin Johnson

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>.

EXHIBIT A

Claim Name	Address Information
DELAWARE STATE TREASURY	820 SILVER LAKE BLVD., SUITE 100 DOVER DE 19904
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
WESTERN DISTRICT OF TEXAS	JAIME ESPARZA US ATTORNEYS OFFICE 601 NW LOOP 410, STE 600 SAN ANTONIO TX 78216

Total Creditor count 7

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
BALBOAZ LLC	MONICA MARTINEZ 2909 HLLCROFT ST HOUSTON TX 77057
BEAUTY DERM LLC	2909 HILLCROFT STE 695 HOUSTON TX 77057
BELLA GROUP INC. AND	LAWRENCE W. ROHAL, CPA, ELAINE BORDIERI 2909 HILLCROFT SUITE 101 HOUSTON TX 77057
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
CELIA VILLANUEVA	ADDRESS ON FILE
CFI MECHANICAL & SCG MECHANICAL, LP	D/B/A WAY MECHANICAL C/O WILLIAM B WESTCOTT 1885 SAINT JAMES PL; 15TH FL HOUSTON TX 77056
CITY OF HOUSTON	WATER DIVISION PO BOX 1560 HOUSTON TX 77251
CORRERO & RHODES PLLC	2909 HILLCROFT AVE SUITE 305 HOUSTON TX 77057
CRAWFORD ELECTRIC SUPPLY COMPANY, INC.	ATTN: ERIC HOLLY 7701 WEST LITTLE YORK, SUITE 800 HOUSTON TX 77040
CRISTINA M. BATTLE	ADDRESS ON FILE
DEMETRIUS DE OLIVEIRA	ADDRESS ON FILE
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
EVOLUTION BY DESIGN, INC	12999 MURPHY ROAD, SUITE M-14 STAFFORD TX 77477
FAT STRAWS, INC.	6509 WEST PARK BOULEVARD 425 PLANO TX 75093
GEMLAND TEXAS, INC.	2909 HILLCROFT SUITE 230 HOUSTON TX 77057
GOLDMAN SACHS	200 WEST STREET ATTN: DAVID SOLOMON NEW YORK NY 10282
GTE MOBILNET/VERIZON	NETWORK REAL ESTATE - NG76959 180 WASHINGTON VALLEY ROAD BEDMINSTER NJ 07921
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 TAX OFFICE	1001 PRESTON ST HOUSTON TX 77002
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	11211 KATY FREEWAY, STE 309 HOUSTON TX 77079
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 XXI ADVISORS, LLC	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
HER SZN LASH BAR, LLC	2909 HILLCROFT STE 500 HOUSTON TX 77057
HOLISTIC HOME CARE NURSING INC.	JEWELLEAN MANGAROO 2909 HILLCROFT SUITE 670 HOUSTON TX 77057
HOUSTON COMM. COLLEGE SYSTEM	3100 MAIN STREET HOUSTON TX 77002
HOUSTON ISD	1001 PRESTON ST HOUSTON TX 77002
INSUREPOINTE OF TEXAS, INC.	ACCOUNTING 2909 HILLCROFT, SUITE 200 HOUSTON TX 77057
IRIEJADE BEAUTY, LLC	JANICE AND DENISE WEDDERBURN 2909 HILLCROFT, SUITE 100C HOUSTON TX 77057
JAWHARAT ROKKAS TRADE, LLC	ATTN: AHMED HUSSEIN 2909 HILLCROFT, SUITE 690 HOUSTON TX 77057
JEANICE TOLLIVER	ADDRESS ON FILE

Claim Name	Address Information
JUDI DENTAL, PLLC	ATTN: AHMED AL-WAZZAN & OMEED ALKHALIDI 10617 CENTRE GREEN WAY HOUSTON TX 77043
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
KHAN AMERICAN, LLC	ALTAF KHAN 2909 HILLCROFT SUITE 100E HOUSTON TX 77057
MAKKA INTERNATIONAL INC. AND	ADDRESS ON FILE
MATTHEW MASHBURN	ADDRESS ON FILE
MICROBLADING-LASH, LLC	AMY NGUYEN 2909 HILLCROFT SUITE 100F HOUSTON TX 77057
NUWAY REALTY GROUP, LLC	2909 HILLCROFT SUITE 515 HOUSTON TX 77057
NUWAY REALTY GROUP, LLC	ATTN: ILIANA SANCHEZ 8226 MIDDLEBURY LANE HOUSTON TX 77070
OGH SERVICES INC	C/O WEYCER KAPLAN PULASKI ZUBER PC ATTN JEFF CARRUTH 2608 HIBERNIA ST, STE 104 DALLAS TX 75204
PALKER LAW FIRM, PLLC	2909 HILLCROFT STE 620 HOUSTON TX 77057
PAULINE RAYMOND MARTIMBEAU	ADDRESS ON FILE
PERFECT SCENTS OF TEXAS	2313 LOCKHILL SELMA, STE. 112 SAN ANTONIO TX 78230
PLEZIA, P.C.	RICK PLEZIA 2909 HILLCROFT SUITE 575 HOUSTON TX 77057
PORT OF HOUSTON	111 EAST LOOP NORTH HOUSTON TX 77029
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
PRIME FACILTIY SERVICES GROUP, INC.	ATTN: PATTY PEREZ 6240 RICHMOND, SUITE 260 HOUSTON TX 77057
PROSPERITY & ASSOCIATES BUSINESS	CONSUTING SERVICES LLC, ATTN: ROBERTO REYES 5100 WESTHEIMER, SUITE 420 HOUSTON TX 77056
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
SMITH PROTECTIVE MANAGEMENT, INC.	2909 HILLCROFT STE 600 HOUSTON TX 77057
STI-GC, LLC	C/O J. PHILIP COLLIER 8023 VANTAGE DRIVE, SUITE 590 SAN ANTONIO TX 78230
SULEIMAN ALKHATIB AND AKRAM ALKHATIB	ADDRESS ON FILE
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
TECH-LANCE SOLUTIONS, INC.	REDDY DAYAKAR 15514 LYNFORD CREST DR. HOUSTON TX 77083
TEXAS CAPITAL BANK	ATTN SAMANTHA MORI 2000 MCKINNEY AVE, SUITE 700 DALLAS TX 75201
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
TEXKED LLC	ATTN: RUZBEH GONDA 2114 LANDERDS DRIVE SUGAR LAND TX 77063
THE LASH DESIGNER, LLC	EDNA OLGUIN 2909 HILLCROFT SUITE 580 HOUSTON TX 77057
UNITED TEXAN PHARMACY LLC	10039 BISSONNET STREET SUITE 321 HOUSTON TX 77036
US BANK NATIONAL ASSCN, AS TTEE FOR	HLDRS OF GS MRTG SECS CORP TR 2018-HART PSSTHRU CERTS 2018HART & THE RR INT 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
WINZOR AUTOMOTIVE LLC	ATTN: AHMED JASEM 28411 BOBCAT BAYOU DR. KATY TX 77494
YUPPIE'S HOT CHICKEN LLC	ATTN: AHMAD ZAID 2909 HILLCROFT, SUITE 315 HOUSTON TX 77057

Claim Name

Address Information

Total Creditor count 88

EXHIBIT B

Creditor Name	Email Address
ABERNATHY, ROEDER, BOYD & HULLET, P.C.	plopez@abernathy-law.com; bankruptcy@abernathy-law.com; ehahn@abernathy-law.com
ALL TEX ROOFING LLC	tony@alltexroofing.com
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ASTRO TECH SERVICES, LLC	kbartley@ws-law.com
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STI-GC, LLC	mjoyce@mjlawoffices.com
THE UNITED STATES ATTORNEYS OFFICE	usatxs.atty@usdoj.gov
WEAVER AND TIDWELL LLP	hope.everett@weaver.com

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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; Samantha.Mori@texascapitalbank.com
TEXAS CAPITAL BANK	missy.merric@texascapitalbank.com
WELLS FARGO BANK	cmscashmgt@wellsfargo.com; 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

Electronic Mail Additional Service List

Contract Counterparty	Email Address
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BEAUTY DERM LLC	beautydermlc@gmail.com
BELLA GROUP INC. and LAWRENCE W. ROHAL, CPA	amazing@airmail.net
CELIA VILLANUEVA	EMAIL ADDRESS ON FILE
CORRERO & RHODES PLLC	jen@jcbirlaw.com
CRISTINA M. BATTLE	EMAIL ADDRESS ON FILE
DEMETRIUS DE OLIVEIRA	EMAIL ADDRESS ON FILE
GEMLAND TEXAS, INC.	tosh@skdiamonds.com
GTE MOBILNET/VERIZON	CENRE.Property.Management.Mail@Verizon.com
HER SZN LASH BAR, LLC	info@hersznlashbar.com
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JAWHARAT ROKKAS TRADE, LLC	aljalmooda@gmail.com
JUDI DENTAL, PLLC	ahmedlayth.alwazzan@gmail.com
KHAN AMERICAN, LLC	khandrivingacademy.us@gmail.com
MAKKA INTERNATIONAL INC. and AHMED AHMALLAWANY	EMAIL ADDRESS ON FILE
MICROBLADING-LASH, LLC	microbladinglash@yahoo.com
NUWAY REALTY GROUP, LLC	ilianarealestate@gmail.com
PALKER LAW FIRM, PLLC	claudia.carreon@palkerlaw.com
PAULINE RAYMOND MARTIMBEAU	EMAIL ADDRESS ON FILE
PLEZIA, P.C.	rick@rplezialaw.com
PRIME FACILTIY SERVICES GROUP, INC.	pattyp@primefacilityservicesgroup.com
PROSPERITY & ASSOCIATES BUSINESS CONSUTING SERVICES LLC	robert.a.reyes@sbcglobal.net
SMITH PROTECTIVE MANAGEMENT, INC.	melliott@smithprotective.com
SULEIMAN ALKHATIB and AKRAM ALKHATIB	EMAIL ADDRESS ON FILE
NUWAY REALTY GROUP, LLC	tlenor9175@aol.com
TECH-LANCE SOLUTIONS, INC.	dayakar@techlancesolutions.com
TEXKED LLC	tosh@skdiamonds.com
THE LASH DESIGNER, LLC	ednatx74@yahoo.com
UNITED TEXAN PHARMACY LLC	info@unitedtexanpharmacy.com
WINZOR AUTOMOTIVE LLC	winzorautomotive@gmail.com
YUPPIE'S HOT CHICKEN LLC	corporate@clutchcitycluckers.com