

**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 Nos. 365-368
)	

CERTIFICATE OF SERVICE

I, ARNOLD NGUYEN, 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 28, 2023, I caused to be served the:
 - a. “Notice of Proposed Sale of Real Estate,” dated December 28, 2023 [Docket No. 365],
 - b. “Notice of (I) Potential Assumption and Assignment of Executory Contracts and Unexpired Leases and (II) Cure Amounts,” dated December 28, 2023 [Docket No. 366],
 - c. “Declaration of David Wheeler in Support of the Private Sale of Nonresidential Real Property,” dated December 20, 2023 [Docket No. 367],
 - d. “Declaration of Brooke Armstrong Concerning the Private Sale of Nonresidential Real Property,” dated December 18, 2023 [Docket No. 368], and
 - e. *letter* “In re Hartman SPE, LLC Case No. 23-11452 (MFW) Evidence of Adequate Assurance of Future Performance,” a copy of which is annexed hereto as Exhibit A,

by causing true and correct copies to be:

- i. enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit B, and

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 <http://dm.epiq11.com/HartmanSPE>.

- ii. delivered via electronic mail to those parties listed on the annexed Exhibit B.
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/ Arnold Nguyen
Arnold Nguyen

EXHIBIT A

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

Subject to receiving Court approval, an SPE formed by Avistone, LLC, (“Buyer” or “we”) will be purchasing the real property located at 1900 North Glenville Drive and 1901 Firman Drive, Richardson, TX (the “Property”) and currently intends to take assignment of the executory contracts and unexpired leases of nonresidential real property.

Buyer, a Delaware limited liability company, was founded in 2013 to provide real estate investment opportunities nationwide. With over 11 years of experience in the real estate business, Buyer’s portfolio grew to include 25 industrial/flex properties totaling approximately 4.2 million square feet located in CA, TX, GA, FL, MI, and OH. See the Avistone deal history on **Exhibit A** attached hereto (the “Deal History”). A portfolio of 24 industrial properties was sold in 2020 and 2021 and Buyer subsequently acquired Technology Park, a 223,000 square foot industrial/flex park located in Farmington Hills, MI.

We will have a \$5,000,000 loan as of the estimated closing date of the transaction and will have an initial capitalization of approximately \$3,200,000 from Avistone Industrial Parks III, LLC (an investment fund formed to acquire industrial/flex properties). Buyer will also benefit from anticipated 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:

Avistone, LLC
12636 High Bluff Drive, Suite 400
San Diego, CA 92130
303-957-1770
Danc@avistone.com



Daniel P. Culler, CEO

Buyer’s Council:

Michel Williams
Senn Visciano Changes P.C.
1700 Lincoln Street, Suite 2100
Denver, CO 80203
303-291-4060
mwilliams@sennlaw.com

EXHIBIT B

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
FARRIMOND CASTILLO & BRESNAHAN, PC	(COUNSEL TO SAN ANTONIO PETROLEUM CLUB, INC) ATTN: JOHN M. CASTILLO & SCOTT A. FARRIMOND 130 E TRAVIS ST STE 350 SAN ANTONIO TX 78205
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
SAN ANTONIO PETROLEUM CLUB, INC	ATTN: BARBARA ADAM 8620 N NEW BRAUNFELS STE N-616 SAN ANTONIO TX 78217
WESTERN DISTRICT OF TEXAS	JAIME ESPARZA US ATTORNEYS OFFICE 601 NW LOOP 410, STE 600 SAN ANTONIO TX 78216

Total Creditor count 9

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

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FARMINGTON, CT 06032

HEALTHLINE MEDICAL EQUIPMENT, LLC
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WICHITA FALLS, TX 76308

JORDAN MEDIA, LLC
ACCOUNTS PAYABLE
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RICHARDSON, TX 75081

JORDAN MEDIA, LLC
KERA GONZALES
1901 GLENVILLE, SUITE 451
RICHARDSON, TX 75081

SPEECH PRIVACY SYSTEMS, LLC
ACCOUNTS PAYABLE
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ALLEN, TX 75013

EXHIBIT C

Electronic Mail Master Service List

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THE UNITED STATES ATTORNEYS OFFICE	usatxs.atty@usdoj.gov
WEAVER AND TIDWELL LLP	hope.everett@weaver.com

Electronic Mail Additional Service List

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