

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

In re:

OTB HOLDING LLC, *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 25-52415 (SMS)

(Jointly Administered)

**CERTIFICATE OF SERVICE**

I, Mikayla Cleary, depose and say that I am employed by Kurtzman Carson Consultants LLC dba Verita Global (“Verita”), the claims and noticing agent for the Debtors in the above-captioned case.

On March 11, 2025, at my direction and under my supervision, employees of Verita caused to be served the following documents via Electronic Mail upon the service list attached hereto as **Exhibit A**; and via First Class Mail upon the service list attached hereto as **Exhibit B**:

- **Order Granting Emergency Application for Authority to Retain Kurtzman Carson Consultants, LLC dba Verita Global as Claims, Noticing, Solicitation and Administrative Agent Effective as of the Petition Date** [Docket No. 92]
- **Debtors’ Motion for Order (I) Approving Procedures for De Minimis Asset Sales and (II) Granting Related Relief** [Docket No. 94]
- **Debtors’ Motion for Entry of an Order Authorizing the Retention and Compensation of Certain Professionals Utilized in the Ordinary Course of Business** [Docket No. 95]
- **Debtors’ Motion for Entry of an Order Approving Key Employee Retention Plan** [Docket No. 96]
- **Declaration of Jonathan Tibus in Support of Debtors’ Motion for Entry of an Order Approving Key Employee Retention Plan** [Docket No. 97]

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, include: OTB Holding LLC (3213), OTB Acquisition LLC (8500), OTB Acquisition of New Jersey LLC (1506), OTB Acquisition of Howard County LLC (9865), Mt. Laurel Restaurant Operations LLC (5100), OTB Acquisition of Kansas LLC (9014), OTB Acquisition of Baltimore County, LLC (6963). OTB Holding LLC’s service address is One Buckhead Plaza, 3060 Peachtree Road, NW, Atlanta, GA 30305.



255241525031700000000006

- **Notice of Hearing** [Docket No. 98]

Dated: March 17, 2025

/s/ Mikayla Cleary

Mikayla Cleary

Verita

222 N. Pacific Coast Highway,

3rd Floor

El Segundo, CA 90245

Tel 310.823.9000

## **Exhibit A**

Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Top 30 Creditor	12383 James Street LLC	David Ahdoot	ahdootmd@yahoo.com
Top 30 Creditor	170 Ne 40 Street, Inc.	Steven Rhodes	stevehodessmiami@gmail.com
Top 30 Creditor	3P Family Investments, LLC	Barry Pressman	barrypressman@gmail.com
Top 30 Creditor	Addison Quorum Partners Ltd	Cole Snadon	csnadon@beltwayco.com; srogers@beltwayco.com
Top 30 Creditor	Adt Security Systems Inc	Jim Devries	jdevries@adt.com
Top 30 Creditor	Afco Acceptance Corp	Mike Pappas	mpappas@afco.com
Arizona Attorney General	Arizona Attorney General - CSS	Attn Bankruptcy Department	BCEIntake@azag.gov
Arkansas Attorney General	Arkansas Attorney General	Attn Bankruptcy Department	OAG@ArkansasAG.gov
Top 30 Creditor	Bailey Lauerman And Associates Inc	Greg Andersen	gandersen@baileylauerman.com
Counsel to the Debtors' Prepetition Lenders, CrossFirst Bank	Barnes & Thornburg LLP	Lisa Wolgast, Tyler Wolf, and Talia B. Wagner	Lisa.Wolgast@btlaw.com; TWolf@btlaw.com; Talia.Wagner@BTLaw.com
General Counsel of Brookfield Properties Retail Inc.	Brookfield Properties Retail Inc., as Agent	Kristen N. Pate	bk@bp retail.com
Top 30 Creditor	Brothers Produce Inc	Martin Erenwert	martin@brothersproduce.com
Top 30 Creditor	Cintas Corporation No 2	D. Brock Denton	brockd@cintas.com
Colorado Attorney General	Colorado Attorney General	Attn Bankruptcy Department	attorney.general@coag.gov
Connecticut Attorney General	Connecticut Attorney General	Attn Bankruptcy Department	attorney.general@ct.gov
Delaware Attorney General	Delaware Attorney General	Attn Bankruptcy Department	attorney.general@state.de.us
Top 30 Creditor	Ecolab Inc	John McDonald	john.mcdonald1@ecolab.com
Florida Attorney General	Florida Attorney General	Attn Bankruptcy Department	citizenservices@myfloridalegal.com; oag.civil.eserve@myfloridalegal.com
Top 30 Creditor	G&R Mechanical, Inc.	Randall Rehborn	rrehborn@gandrmechanical.com
Georgia Attorney General	Georgia Attorney General	Attn Bankruptcy Department	Agcarr@law.ga.gov
State Attorney General	Georgia Attorney General	Attorney General Chris Carr	Agcarr@law.ga.gov
Georgia Department of Revenue	Georgia Department of Revenue	Attn Bankruptcy Dept	OGC@dor.georgia.gov
Illinois Attorney General	Illinois Attorney General	Attn Bankruptcy Department	bankruptcy_notices@ilag.gov
Indiana Attorney General	Indiana Attorney General	Attn Bankruptcy Department	info@atg.in.gov
Top 30 Creditor	Infinite Agency LLC	Jonathan Ogle	jonathan@theinfiniteagency.com
Internal Revenue Service	Internal Revenue Service	Centralized Insolvency Operation	Mimi.M.Wong@irs counsel.treas.gov
Iowa Attorney General	Iowa Attorney General	Attn Bankruptcy Department	IDR.Bankruptcy@ag.iowa.gov
Counsel to Wallen Ventures, LLC	Jones & Walden LLC	Mark D. Gensburg	mgensburg@joneswalden.com
Top 30 Creditor	Kre Broadway Owner LLC	Ken Schuckman	ken@schuckmanreality.com
Top 30 Creditor	Liberty Fruit Co Inc	John McClelland	jmcclelland@libertyfruit.com
Counsel to Nueces County and McLennan County	Linebarger Goggan Blair & Sampson, LLP	Diane W. Sanders	austin.bankruptcy@lgbs.com
Counsel to Smith County, Allen ISD, Dallas County, City of Allen, Gregg County, Tarrant County, Lewisville ISD, Northwest ISD, City of Richardson, and City of Roanoke	Linebarger Goggan Blair & Sampson, LLP	John Kendrick Turner	dallas.bankruptcy@lgbs.com
Maine Attorney General	Maine Attorney General	Attn Bankruptcy Department	attorney.general@maine.gov
Maryland Attorney General	Maryland Attorney General	Attn Bankruptcy Department	oag@oag.state.md.us
Massachusetts Attorney General	Massachusetts Attorney General	Attn Bankruptcy Department	ago@state.ma.us
Counsel to Bowie Central Appraisal District, The County of Brazos, Texas, The County of Denton, Texas, City of Waco and/or Waco Independent School District and Midland Central Appraisal District	McCreary, Veselka, Bragg & Allen, P.C.	Julie Anne Parsons	jparsons@mvbalaw.com
Top 30 Creditor	Medrano Family Interests III LLC	Michael Medrano	mjm@mficompanies.com
Michigan Attorney General	Michigan Attorney General	Attn Bankruptcy Department	miag@michigan.gov
Missouri Attorney General	Missouri Attorney General	Attn Bankruptcy Department	attorney.general@ago.mo.gov
Nebraska Attorney General	Nebraska Attorney General	Attn Bankruptcy Department	NEDOJ@nebraska.gov; Ago.info.help@nebraska.gov
Top 30 Creditor	Neubauer Enterprises, LLC	Elliott Neubauer	burgerone@aol.com
Nevada Attorney General	Nevada Attorney General	Attn Bankruptcy Department	AgInfo@ag.nv.gov
New Jersey Attorney General	New Jersey Attorney General	Attn Bankruptcy Department	Heather.Anderson@law.njoag.gov; NJAG.ElectronicService.CivilMatters@law.njoag.gov
North Carolina Attorney General	North Carolina Attorney General	Attn Bankruptcy Department	ncago@ncdoj.gov
Office of the United States Trustee for the Northern District of Georgia	Office of the United States Trustee	David S. Weidenbaum and Alan Hinderleider	david.s.weidenbaum@usdoj.gov; alan.hinderleider@usdoj.gov
Ohio Attorney General	Ohio Attorney General	Attn Bankruptcy Department	Kristin.Radwanick@OhioAGO.gov
Oklahoma Attorney General	Oklahoma Attorney General	Attn Bankruptcy Department	ConsumerProtection@oag.ok.gov

Description	CreditorName	CreditorNoticeName	Email
Counsel to the DIP Lender and the Prepetition Bridge Lender	Parker, Hudson, Rainer & Dobbs LLP	Sameer K. Kapoor and Harris B. Winsberg	skapoor@phrd.com; hwinsberg@phrd.com
Pennsylvania Attorney General	Pennsylvania Attorney General	Attn Bankruptcy Department	info@attorneygeneral.gov
Top 30 Creditor	Plainfield Fruit And Produce Co Inc	Gary Hamrah	hamrah@plainfieldproduce.com
Counsel for the DIP Lender and the Prepetition Bridge Lender	Porter Hedges	Brian Rose, Eric M. English, Joshua W. Wolfshohl, and M. Shane Johnson	BRose@porterhedges.com; EEnglish@porterhedges.com; JWolfshohl@porterhedges.com; sjohnson@porterhedges.com
Top 30 Creditor	Rama II, LLC	Mohan Korrapati	mohankorrapati@yahoo.com
Top 30 Creditor	Regency Centers Corporation	Lisa Palmer	lisapalmer@regencycenters.com
Rhode Island Attorney General	Rhode Island Attorney General	Attn Bankruptcy Department	ag@riag.ri.gov
Top 30 Creditor	Rpai Towson Square, L.L.C.	John Kite	jkite@kiterealty.com
Top 30 Creditor	Shark Properties	Tim Khater	tkhater@thekhaters.com
Counsel to Simon Property Group, Inc. and its related entities	Simon Property Group, Inc.	Ronald M. Tucker	rtucker@simon.com
Top 30 Creditor	Smith And Howard PC Inc	Sean Taylor	staylor@smith-howard.com
South Carolina Attorney General	South Carolina Attorney General	Attn Bankruptcy Department	bankruptcy@scag.gov
Tennessee Attorney General	Tennessee Attorney General	Attn Bankruptcy Department	agattorneys@ag.tn.gov
Texas Attorney General	Texas Attorney General	Attn Bankruptcy Department	bankruptcytax@oag.texas.gov; communications@oag.texas.gov
Top 30 Creditor	Texas Rangers	Jim Cochrane	jimcochrane@texastrangers.com
Top 30 Creditor	The Wasserstrom Co Inc	Brad Wasserstrom	bradwasserstrom@wasserstrom.com
U.S. Equal Employment Opportunity Commission	U.S. Equal Employment Opportunity Commission		info@eeoc.gov
Top 30 Creditor	Vereit, Inc. C/O Realty Income	Neil Abraham	nabraham@realtyincome.com
Top 30 Creditor	Vestis Group Inc	Kim Scott	kimscott@vestis.com
Virginia Attorney General	Virginia Attorney General	Attn Bankruptcy Department	mailoag@oag.state.va.us
Top 30 Creditor	Wallen Ventures LLC	Edwin T. Wallen	ed.wallen@gmail.com
Top 30 Creditor	Western Associates Inc	Jim Crofoot	jim@westernassociates.com
Counsel to Realty Income Corporation, SITE Centers, Kite Realty Group, Brookfield, and Orange Plaza LLC	Wiles & Wiles, LLP	John J. Wiles and Ryan S. Robinson	bankruptcy@evict.net

## **Exhibit B**

Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Top 30 Creditor	12383 James Street LLC	David Ahdoot	2461 Santa Monica Blvd #635			Santa Monica	CA	90404
Top 30 Creditor	170 Ne 40 Street, Inc.	Steven Rhodes	221 NW 2nd Ave	206		Miami	FL	33127
Top 30 Creditor	3P Family Investments, LLC	Barry Pressman	2261 Monaco Dr.			Oxnard	CA	93035
Top 30 Creditor	Addison Quorum Partners Ltd	Cole Snadon	15280 Addison Road, Suite 301			Addison	TX	75001
Top 30 Creditor	Adt Security Systems Inc	Jim Devries	PO Box 382109	4860 Midland Dr		Pittsburgh	PA	15251-8109
Top 30 Creditor	Afco Acceptance Corp	Mike Pappas	5600 N River Rd Ste 400			Rosemont	IL	60018-5187
Arizona Attorney General	Arizona Attorney General	Attn Bankruptcy Department	2005 N Central Ave			Phoenix	AZ	85004-2926
Arizona Attorney General	Arizona Attorney General - CSS	Attn Bankruptcy Department	PO Box 6123	MD 7611		Phoenix	AZ	85005-6123
Arkansas Attorney General	Arkansas Attorney General	Attn Bankruptcy Department	323 Center St. Ste 200			Little Rock	AR	72201-2610
Top 30 Creditor	Bailey Lauerman And Associates Inc	Greg Andersen	1299 Farnam St Ste 920			Omaha	NE	68102
Top 30 Creditor	Brothers Produce Inc	Martin Erenwert	3173 Produce Row			Houston	TX	77023
California Attorney General	California Attorney General	Attn Bankruptcy Department	1300 I St., Ste. 1740			Sacramento	CA	95814-2919
Top 30 Creditor	Cintas Corporation No 2	D. Brock Denton	6800 Cintas Blvd			Mason	OH	45040
Colorado Attorney General	Colorado Attorney General	Attn Bankruptcy Department	Ralph L Carr Colorado Judicial Building	1300 Broadway, 10th Fl		Denver	CO	80203
Connecticut Attorney General	Connecticut Attorney General	Attn Bankruptcy Department	165 Capitol Avenue			Hartford	CT	06106
Delaware Attorney General	Delaware Attorney General	Attn Bankruptcy Department	Carvel State Office Bldg.	820 N. French St.		Wilmington	DE	19801
Top 30 Creditor	Discountland Inc.	Barry Pressman	2261 Monaco Dr.			Oxnard	CA	93035
Top 30 Creditor	Ecolab Inc	John McDonald	1 Ecolab Place			St. Paul	MN	55102-2233
Florida Attorney General	Florida Attorney General	Attn Bankruptcy Department	PL-01 The Capitol			Tallahassee	FL	32399-1050
Top 30 Creditor	G&R Mechanical, Inc.	Randall Rehborn	3220 Bergey Rd			Hatfield	PA	19440
Georgia Attorney General	Georgia Attorney General	Attn Bankruptcy Department	40 Capital Square, SW			Atlanta	GA	30334-1300
State Attorney General	Georgia Attorney General	Attorney General Chris Carr	40 Capitol Square, SW			Atlanta	GA	30334
Georgia Department of Revenue	Georgia Department of Revenue	Attn Bankruptcy Dept	State Revenue Commissioner	1800 Century Blvd NE, Suite 15300		Atlanta	GA	30345
Top 30 Creditor	Hilton Dallas Plano Granite Park	Katherine Lugar	5805 Granite Pkwy			Plano	TX	75024-6611
Illinois Attorney General	Illinois Attorney General	Attn Bankruptcy Department	James R. Thompson Ctr	100 W. Randolph St.		Chicago	IL	60601
Indiana Attorney General	Indiana Attorney General	Attn Bankruptcy Department	Indiana Govt Center South	302 West Washington St 5th Fl		Indianapolis	IN	46204
Top 30 Creditor	Infinite Agency LLC	Jonathan Ogle	230 Park Avenue	15th Floor		New York	NY	10169
Internal Revenue Service	Internal Revenue Service	Centralized Insolvency Operation	PO Box 7346			Philadelphia	PA	19101-7346
Iowa Attorney General	Iowa Attorney General	Attn Bankruptcy Department	Hoover State Office Bldg	1305 E. Walnut Street		Des Moines	IA	50319
Kansas Attorney General	Kansas Attorney General	Attn Bankruptcy Department	120 SW 10th Ave., 2nd Fl			Topeka	KS	66612-1597
Top 30 Creditor	Kre Broadway Owner LLC	Ken Schuckman	34 South Dean Street, Suite 200			Englewood	NJ	07631
Top 30 Creditor	Liberty Fruit Co Inc	John McClelland	1717 Laurelwood Dr			Denton	TX	76209
Counsel to Smith County, Allen ISD, Dallas County, City of Allen, Gregg County, Tarrant County, Lewisville ISD, Northwest ISD, City of Richardson, and City of Roanoke	Linebarger Goggan Blair & Sampson, LLP	John Kendrick Turner	3500 Maple Avenue	Suite 800		Dallas	TX	75219

Limited Service List  
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Maine Attorney General	Maine Attorney General	Attn Bankruptcy Department	6 State House Station			Augusta	ME	04333
Maryland Attorney General	Maryland Attorney General	Attn Bankruptcy Department	200 St. Paul Place			Baltimore	MD	21202-2202
Massachusetts Attorney General	Massachusetts Attorney General	Attn Bankruptcy Department	One Ashburton Place	20th Floor		Boston	MA	02108-1518
Top 30 Creditor	Medrano Family Interests III LLC	Michael Medrano	4809 Westway Park Blvd			Houston	TX	77041
Michigan Attorney General	Michigan Attorney General	Attn Bankruptcy Department	G. Mennen Williams Building	525 W. Ottawa St.	P.O. Box 30212	Lansing	MI	48909
Mississippi Attorney General	Mississippi Attorney General	Attn Bankruptcy Department	Walter Sillers Building	550 High St Ste 1200		Jackson	MS	39201
Missouri Attorney General	Missouri Attorney General	Attn Bankruptcy Department	Supreme Court Bldg	207 W. High St.	P.O. Box 899	Jefferson City	MO	65101
Nebraska Attorney General	Nebraska Attorney General	Attn Bankruptcy Department	2115 State Capitol	P.O. Box 98920		Lincoln	NE	68509
Top 30 Creditor	Neubauer Enterprises, LLC	Elliott Neubauer	12090 Hidden Links Drive			Fort Myers	FL	33013
Nevada Attorney General	Nevada Attorney General	Attn Bankruptcy Department	Old Supreme Ct. Bldg.	100 N. Carson St		Carson City	NV	89701
New Jersey Attorney General	New Jersey Attorney General	Attn Bankruptcy Department	Richard J. Hughes Justice Complex	25 Market St	PO Box 080	Trenton	NJ	08625-0080
North Carolina Attorney General	North Carolina Attorney General	Attn Bankruptcy Department	9001 Mail Service Center			Raleigh	NC	27699-9001
Occupational Safety and Health Administration	Occupational Safety and Health Administration	U.S. Department of Labor	200 Constitution Ave NW			Washington	DC	20210
Ohio Attorney General	Ohio Attorney General	Attn Bankruptcy Department	50 E. Broad Street 17th Fl			Columbus	OH	43215
Oklahoma Attorney General	Oklahoma Attorney General	Attn Bankruptcy Department	313 NE 21st St			Oklahoma City	OK	73105
Pennsylvania Attorney General	Pennsylvania Attorney General	Attn Bankruptcy Department	16th Floor, Strawberry Square			Harrisburg	PA	17120
Top 30 Creditor	Plainfield Fruit And Produce Co Inc	Gary Hamrah	6706 Rushmore Street			Jenison	MI	49428
Top 30 Creditor	Rama II, LLC	Mohan Korrapati	16743 Bridge Hampton Club Dr			Fort Mill	SC	29707
Top 30 Creditor	Regency Centers Corporation	Lisa Palmer	One Independent Drive	Suite 114		Jacksonville	FL	32202-5019
Rhode Island Attorney General	Rhode Island Attorney General	Attn Bankruptcy Department	150 S. Main St.			Providence	RI	02903
Top 30 Creditor	Rpai Towson Square, L.L.C.	John Kite	2021 Spring Rd.	Suite 200		Oak Brook	IL	60523
Top 30 Creditor	Shark Properties	Tim Khater	5109 80th Street			Lubbock	TX	79424
Top 30 Creditor	Smith And Howard PC Inc	Sean Taylor	271 17th St NW Ste 1600			Atlanta	GA	30363
South Carolina Attorney General	South Carolina Attorney General	Attn Bankruptcy Department	P.O. Box 11549			Columbia	SC	29211
Tennessee Attorney General	Tennessee Attorney General	Attn Bankruptcy Department	P.O. Box 20207			Nashville	TN	37202-0207
Texas Attorney General	Texas Attorney General	Attn Bankruptcy Department	300 W. 15th St			Austin	TX	78701
Top 30 Creditor	Texas Rangers	Jim Cochrane	734 Stadium Drive			Arlington	TX	76011
Top 30 Creditor	The Wasserstrom Co Inc	Brad Wasserstrom	4500 E. Broad St.			Columbus	OH	43213
U.S. Department of Labor	U.S. Department of Labor		200 Constitution Ave NW			Washington	DC	20210
U.S. Department of the Treasury	U.S. Department of the Treasury		1500 Pennsylvania Avenue, NW			Washington	DC	20220
U.S. Environmental Protection Agency	U.S. Environmental Protection Agency	Office of General Counsel	1200 Pennsylvania Ave NW	2310A		Washington	DC	20460
U.S. Equal Employment Opportunity Commission	U.S. Equal Employment Opportunity Commission		131 M Street, NE			Washington	DC	20507
United States Attorney for the Northern District of Georgia	United States Attorney Northern District of Georgia	Attn Bankruptcy Department	600 Richard B Russell Bldg	75 Ted Turner Drive, SW		Atlanta	GA	30303-3309
Top 30 Creditor	Vereit, Inc. C/O Realty Income	Neil Abraham	11995 El Camino Real			San Diego	CA	92130
Top 30 Creditor	Vestis Group Inc	Kim Scott	1035 Alpharetta Street	Suite 2100		Roswell	GA	30075



Limited Service List  
Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Virginia Attorney General	Virginia Attorney General	Attn Bankruptcy Department	202 North Ninth St			Richmond	VA	23219
Top 30 Creditor	Wallen Ventures LLC	Edwin T. Wallen	4825 Bentonbrook Drive			Fairfax	VA	22030
Top 30 Creditor	Western Associates Inc	Jim Crofoot	124 E Main			Marion	KS	66861
Counsel to Realty Income Corporation, SITE Centers, Kite Realty Group, Brookfield, and Orange Plaza LLC	Wiles & Wiles, LLP	John J. Wiles and Ryan S. Robinson	800 Kennesaw Avenue, Suite 400			Marietta	GA	30060-7946