Case 25-52415-sms Doc 581 Filed 08/26/25 Entered 08/26/25 23:15:36 Desc Main Docket #0581 Date Filed: 08/26/2025

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

In re:	Chapter 11
OTB HOLDING LLC, et al.,1	Case No. 25-52415 (SMS)
Debtors.	(Jointly Administered)

CERTIFICATE OF SERVICE

I, Rigoberto Lopez, 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 August 21, 2025, at my direction and under my supervision, employees of Verita caused to be served the following document via Electronic Mail upon the service lists attached hereto as **Exhibit A** and **Exhibit B**; and via First Class Mail upon the service lists attached hereto as **Exhibit C** and **Exhibit D**:

• Debtors' Fifth Omnibus Objection to Claims Listed on Exhibit A [Docket No. 571]

Dated: August 26, 2025

/s/ Rigoberto Lopez
Rigoberto Lopez
Verita
222 N. Pacific Coast Highway,
3rd Floor
El Segundo, CA 90245
Tel 310.823.9000

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.



Exhibit A

Limited Service List Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
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Resources, Inc.	Adams and Reese LLP	John A. Thomson, Jr.	john.thomson@arlaw.com
Counsel to Sikes Senter Mall Realty		,	
Holdings, LLC	Ansell Grimm & Aaron, P.C.	Anthony J. D'Artiglio	adartiglio@ansell.law
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ARC NCCHRNC001, LLC, ARC			
SWWMGPA001, LLC,			
Beltline/Airport Freeway, Ltd., RD			
Management LLC, Rivertown		Dustin P. Branch. Nahal	branchd@ballardspahr.com;
Crossings Mall, LLC and Willow		Zarnighian, and Sara	zarnighiann@ballardspahr.com;
Bend Market, Ltd.	Ballard Spahr LLP	Shahbazi	shahbazis@ballardspahr.com
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ARC NCCHRNC001, LLC, ARC			
SWWMGPA001, LLC,			
I			
Beltline/Airport Freeway, Ltd., RD			
Management LLC, Rivertown			
Crossings Mall, LLC, Willow Bend			
Market, Ltd., and Westland Garden	D III 10 1 11 D		
State Plaza, L.P.	Ballard Spahr LLP	Keisha O. Coleman	colemank@ballardspahr.com
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Crossings Mall, LLC and Willow		Roglen, and Margaret A.	roglenl@ballardspahr.com;
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Plaza, L.P.	Barclay Damon LLP	Keyashia M. Willis	kwillis@barclaydamon.com
Counsel to Westland Garden State			
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			Lisa.Wolgast@btlaw.com;
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Lenders, CrossFirst Bank	Barnes & Thornburg LLP	Talia B. Wagner	Talia.Wagner@BTLaw.com
			jbast@bastamron.com;
Counsel to 170 NE 40th Street, Inc.	Bast Amron LLP	Jeffrey P. Bast	twright@bastamron.com
	Brinker Services Corporation,	Cam Turner and Elizabeth	cam.turner@brinker.com;
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Renewal, LLC	Burr & Forman LLP	Graham H. Stieglitz	gstieglitz@burr.com
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Counsel to Cold Tex Refrigeration,			
LLC and Kitchen Equipment			
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Unsecured Creditors	Eversheds Sutherland (US) LLP	Frin F Broderick	Erinbroderick@eversheds-sutherland.us
	275.51.645 Cathonana (OC) LLI	Todd C. Meyers and	toddmeyers@eversheds-sutherland.com;
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	Eversheds Sutherland (US) LLP Florida Attorney General		nathanieldeloatch@eversheds-sutherland.us citizenservices@myfloridalegal.com; oag.civil.eserve@myfloridalegal.com

Document Page 4 of 12 Exhibit A

Limited Service List Served via Electronic Mail

	0 111 11		
Description	CreditorName	CreditorNoticeName	Email
Counsel to Creditor KFSPEI, L.P. –			
CKIJ LLC d/b/a On the Border- Mansfield Town Center East			
Shopping Center – Crave on the Border	Fox Rothschild LLP	Trey A. Monsour	tmonsour@foxrothschild.com
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State Attorney General	Georgia Attorney General	Attorney General Chris Carr	Agcarr@law.ga.gov
Counsel to Rangers Stadium	Georgia Attorney General	Altorney General Chris Carr	Agcan@iaw.ga.gov
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TC, L.P.	Hinshaw & Culbertson LLP	Ruel W. Smith	dphangsang@hinshawlaw.com
Illinois Attorney General	Illinois Attorney General	Attn Bankruptcy Department	bankruptcy notices@ilag.gov
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Indiana Attorney General	Indiana Attorney General	c/o Josh Jones, VP, Finance	inowatg.m.gov
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Committee Member	millile Agency, LLC	Centralized Insolvency	Josh@theiriiniteagency.com
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Local Counsel to Liberty Fruit	Iowa Allomey General	лин ранктирксу рерагителт	поп.ранктирисушад.iowa.gov
Company, Inc.	Jones & Walden LLC	Loclio Pinovro	lpineyro@joneswalden.com
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Counsel to Defendant Kimco Lake	Kapian Cooper, P.C.	Samantha 120beri	sam@kapiancooper.com
	Karahaw Mhita II C	D. Datrials White	natrials white @karahawahita aana
Prairie TC, L.P.	Kershaw White LLC	R. Patrick White	patrick.white@kershawwhite.com
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Counsel to Creditor Rain	Krister Arrest III O	Krister D. Arrend	luistan Osus and Harris
Technologies, Inc.	Kristen Amond LLC	Kristen D. Amond	kristen@amondlaw.com
Counsel to PREIT Services, LLC, as			
agent for PR Woodland Limited	Kuntanan Staadu II C	leffres (K) interes en	lu interna na Oku interna na ta a di vi a a na
Partnership	Kurtzman Steady, LLC	Jeffrey Kurtzman	kurtzman@kurtzmansteady.com
Counsel to Hot Springs Advertising			
& Promotion Commission and	Lamanu Laur Graun	Dhilin D. Mantaganan	manta a manual (Ria sa a vila viba a a m
Garrett Enterprises, Inc.	Legacy Law Group Linebarger Goggan Blair &	Philip B. Montgomery	montgomery@legacylawhs.com
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Dallas County, City of Allen, Gregg County, Tarrant County, Lewisville			
ISD, Northwest ISD, City of	Lincherser Cosses Blair 9		
Richardson, City of Roanoke, and Rockwall CAD	Linebarger Goggan Blair &	John Kondriel Turner	delles hankwantav@laha aana
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Counsel to Bowie Central Appraisal			
District, The County of Brazos,			
Texas, The County of Denton,			
Texas, City of Waco and/or Waco	MaQuanus Vanalli B		
Independent School District and	McCreary, Veselka, Bragg &		
Midland Central Appraisal District	Allen, P.C.	Julie Anne Parsons	jparsons@mvbalaw.com
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Michigan Attorney General	Michigan Attorney General	Attn Bankruptcy Department	miag@michigan.gov
Maria Barria de Caracteria de	Michigan Department of		- MO : 1:
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			Heather.Anderson@law.njoag.gov;
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Limited Service List Served via Electronic Mail

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Revenue	Revenue	Joseph J. Swartz	JoseSwartz@pa.gov
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Appraisal District and Midland	Perdue, Brandon, Fielder,		amabkr@pbfcm.com;
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			BRose@porterhedges.com;
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Top 30 Creditor / Committee			
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Interested Party	Salud Brands LLC	Guillermo Perales	peralesg@sunholdings.net
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		David L. Bury, Jr. and E. Tate	dbury@stoneandbaxter.com;
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			bankruptcytax@oag.texas.gov;
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Service	United States Attorney's Office	U.S. Attorney	Andres.sandavol@usdoj.gov
Top 30 Creditor / Committee	VEREIT, Inc. (Realty Income	Neil Abraham and Kyle	nabraham@realtyincome.com;
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Counsel to Realty Income			
Corporation, SITE Centers, Kite			
Realty Group, Brookfield, Orange			
Plaza LLC, and Regency Centers,		John J. Wiles and Ryan S.	
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Exhibit B

nt Page 7 of 12
Exhibit B Document

Fifth Omnibus Objection Claimants Service List **Served via Electronic Mail**

CreditorName	CreditorNoticeName	Email
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DTOM ENTERPRISES INC		klarkin@fishwindowcleaning.com
NRG Business Marketing LLC	NRG	alvin.barthe@nrg.com
		operationhvacr1@gmail.com;
Operation HVAC-R, LLC		operationhvacr1@mail.com
Reacts LLC		reacts@comcast.net

In re OTB Holding LLC, et al., Case No. 25-52415 (SMS)

Exhibit C

Limited Service List Served via First Class Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	e Zip
Arizona Attorney General	Arizona Attorney General	Attn Bankruptcy Department	2005 N Central Ave			Phoenix	ΑZ	85004-2926
Arizona Attorney General	Arizona Attorney General - CSS	Attn Bankruptcy Department	PO Box 6123	MD 7611		Phoenix	AZ	85005-6123
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Counsel to Westland Garden State	,		545 Long Wharf Drive, Ninth					
Plaza, L.P.	Barclay Damon LLP	Niclas A. Ferland	Floor			New Haven	СТ	06511
	Best Restaurant Equipment &							333.1
Interested Party	Design Inc.		4020 Business Park Drive			Columbus	ОН	43204
interested Fairty	Brinker Services Corporation,	Cam Turner and Elizabeth	1020 Buoiness I and Brive			Columbuc	011	10201
Interested Party	L.P.	Fruth	3000 Olympus Blvd.			Dallas	TX	75019
Counsel to Best Restaurant	E.I .	Carolyn M. Easterday and	cooc Clympas Biva.			Dallas	17.	70010
Equipment & Design Inc.	Burman & Robinson	Randal D. Robinson	580 S High St	Ste 250		Columbus	ОН	43215
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California Attorney General	California Attorney General	Attn Bankruptcy Department	1300 I St., Ste. 1740			Sacramento	CA	95814-2919
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	Cala Sahata D.C	Jacob C. Francisco	Count Diama North	25 Main Street		Llaskanasak	NI I	07604
Renewal, LLC	Cole Schotz P.C.	Jacob S. Frumkin	Court Plaza North			Hackensack	NJ	07601
0-1	0-1	A44 DI	Ralph L Carr Colorado Judicial	1300 Broadway,		D	00	00000
Colorado Attorney General	Colorado Attorney General	Attn Bankruptcy Department	Building	10th FI		Denver	CO	80203
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of Unsecured Creditors	Eversheds Sutherland (US) LLP	Erin E. Broderick	227 W Monroe St., Suite 6000			Chicago	IL	60606
Florida Attorney General	Florida Attorney General	Attn Bankruptcy Department	PL-01 The Capitol			Tallahassee	FL	32399-1050
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State Attorney General	Georgia Attorney General	Attorney General Chris Carr	40 Capitol Square, SW			Atlanta	GA	30334
				1800 Century Blvd				
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				302 West				
				Washington St 5th				
Indiana Attorney General	Indiana Attorney General	Attn Bankruptcy Department	Indiana Govt Center South	FI		Indianapolis	IN	46204
,	,	c/o Josh Jones, VP, Finance				·		
Committee Member	Infinite Agency, LLC	and Operations	2122 Kidwell Street	Suite 100		Dallas	TX	75214
	, , , , , , , , , , , , , , , , , , ,	Centralized Insolvency						
Internal Revenue Service	Internal Revenue Service	Operation	PO Box 7346			Philadelphia	PA	19101-7346
				1305 E. Walnut				
Iowa Attorney General	Iowa Attorney General	Attn Bankruptcy Department	Hoover State Office Bldg	Street		Des Moines	IA	50319
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Counsel to Smith County, Allen						, wanta	- C / 1	30020
ISD, Dallas County, City of Allen,								
Gregg County, Tarrant County,								
Lewisville ISD, Northwest ISD, City								
of Richardson, City of Roanoke,	Linebarger Goggan Blair &							
and Rockwall CAD	Sampson, LLP	John Kendrick Turner	3500 Maple Avenue	Suite 800		Dallas	TX	75219
_	1 /			Suite 800		Dallas		
Maine Attorney General	Maine Attorney General	Attn Bankruptcy Department	6 State House Station			Augusta	ME	04333

Limited Service List Served via First Class Mail

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Maryland Attorney General	Maryland Attorney General	Attn Bankruptcy Department	200 St. Paul Place			Baltimore	MD	21202-2202
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-			2501 North Harwood Street,					
Counsel to Salud Brands LLC	McDermott Will & Emery LLP	Marcus Helt	Suite 1900			Dallas	TX	75201
Michigan Attorney General	Michigan Attorney General	Attn Bankruptcy Department	G. Mennen Williams Building	525 W. Ottawa St.	P.O. Box 30212	Lansing	MI	48909
				550 High St Ste				
Mississippi Attorney General	Mississippi Attorney General	Attn Bankruptcy Department	Walter Sillers Building	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
Nevada Attorney General	Nevada Attorney General	Attn Bankruptcy Department	Old Supreme Ct. Bldg.	100 N. Carson St		Carson City	NV	89701
			Richard J. Hughes Justice					
New Jersey Attorney General	New Jersey Attorney General	Attn Bankruptcy Department	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
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Administration	Administration	U.S. Department of Labor	200 Constitution Ave NW			Washington	DC	20210
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Oklahoma County Treasurer	Oklahoma County Treasurer	Tammy Jones	320 Robert S. Kerr, Room 307			Oklahoma City	OK	73102
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School District	& Mott, L.L.P.	Patrick S. McArthur	110 N College Ave Ste 1202			Tyler	TX	75702
Top 30 Creditor / Committee								
Member	RAMA IL, LLC	Mohan Korrapati	16743 Bridge Hampton Club Dr	-		Indian Land	SC	29707
Rhode Island Attorney General	Rhode Island Attorney General	Attn Bankruptcy Department	150 S. Main St.			Providence	RI	02903
Interested Party	Salud Brands LLC	Guillermo Perales	4515 LBJ Freeway			Dallas	TX	75244
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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
U.S. Department of Labor	U.S. Department of Labor		200 Constitution Ave NW			Washington	DC	20210
			1500 Pennsylvania Avenue,					
U.S. Department of the Treasury	U.S. Department of the Treasury		NW			Washington	DC	20220
U.S. Environmental Protection	U.S. Environmental Protection							
Agency	Agency	Office of General Counsel	1200 Pennsylvania Ave NW	2310A		Washington	DC	20460
U.S. Equal Employment	U.S. Equal Employment							
Opportunity Commission	Opportunity Commission		131 M Street, NE			Washington	DC	20507
United States Attorney for the	United States Attorney Northern			75 Ted Turner				
Northern District of Georgia	District of Georgia	Attn Bankruptcy Department	600 Richard B Russell Bldg	Drive, SW		Atlanta	GA	30303-3309
Top 30 Creditor / Committee	VEREIT, Inc. (Realty Income	Neil Abraham and Kyle						
Member	Corporation)	Campbell	11995 El Camino Real			San Diego	CA	92130
Virginia Attorney General	Virginia Attorney General	Attn Bankruptcy Department	202 North Ninth St			Richmond	VA	23219
		c/o Ed Wallen, Managing						
Committee Member	Wallen Ventures, LLC	Member	160 Hilltop Farm Lane			Strasburg	VA	22657

Exhibit D

Fifth Omnibus Objection Claimants Service List **Served via First Class Mail**

CreditorName	CreditorNoticeName	Address1	City	State	Zip
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Comptroller of Maryland	Bankruptcy Unit	7 St. Paul Street Suite 230	Baltimore	MD	21202
Comptroller of Maryland	Lisa LeCompte	7 St. Paul Street, Room 230	Baltimore	MD	21202
DTOM ENTERPRISES INC		PO BOX 285	MORRISVILLE	PA	19067
NRG Business Marketing LLC	NRG	804 Carnegie Center - 1st Fl	Princeton	NJ	08540
Operation HVAC-R, LLC		6723 Terra Alta Dr	Lanham	MD	20706
Reacts LLC		25 N Lockwillow Ave	Harrisburg	PA	17112