

**Fill in this information to identify the case:**

Debtor 1 OTB Acquisition LLC  
Debtor 2 \_\_\_\_\_  
(Spouse, if filing)  
United States Bankruptcy Court Northern District of Georgia  
Case number: 25-52416

**FILED**  
U.S. Bankruptcy Court  
Northern District of Georgia  
3/7/2025  
Vania S. Allen, Clerk

**Official Form 410**  
**Proof of Claim**

12/24

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents**; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

**Part 1: Identify the Claim**

<b>1. Who is the current creditor?</b>	<u>ARAPAHOE COUNTY</u> Name of the current creditor (the person or entity to be paid for this claim)  Other names the creditor used with the debtor _____	
<b>2. Has this claim been acquired from someone else?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
<b>3. Where should notices and payments to the creditor be sent?</b>  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	<b>Where should notices to the creditor be sent?</b> <u>ARAPAHOE COUNTY</u>  Name <u>5334 S PRINCE STREET</u> <u>ATTN: BANKRUPTCY DIVISION</u> <u>LITTLETON, CO 80120</u>  Contact phone <u>303 738-7873</u> Contact email <u>LLUEBKE@ARAPAHOGOV.COM</u>  Uniform claim identifier (if you use one): _____	<b>Where should payments to the creditor be sent? (if different)</b>  Name  Contact phone _____ Contact email _____
<b>4. Does this claim amend one already filed?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
<b>5. Do you know if anyone else has filed a proof of claim for this claim?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

<b>6. Do you have any number you use to identify the debtor?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____															
<b>7. How much is the claim?</b>	\$ <u>12766.31</u> <div style="float: right; text-align: right;"> <b>Does this amount include interest or other charges?</b>  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).         </div>															
<b>8. What is the basis of the claim?</b>	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as healthcare information.  <u>PERSONAL PROPERTY AD VALOREM TAX FOR 2024 AND 2025</u>															
<b>9. Is all or part of the claim secured?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. The claim is secured by a lien on property. <b>Nature of property:</b> <input type="checkbox"/> Real estate. If the claim is secured by the debtor's principal residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input checked="" type="checkbox"/> Other. Describe: <u>AD VALOREM TAXES</u>  <b>Basis for perfection:</b> <u>Statutory Lien</u>  Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)  <table style="width: 100%;"> <tr> <td style="width: 40%;"><b>Value of property:</b></td> <td style="width: 20%;">\$</td> <td style="width: 40%;"><u>215081.00</u></td> </tr> <tr> <td><b>Amount of the claim that is secured:</b></td> <td>\$</td> <td><u>12766.31</u></td> </tr> <tr> <td><b>Amount of the claim that is unsecured:</b></td> <td>\$</td> <td><u>0.00</u> (The sum of the secured and unsecured amounts should match the amount in line 7.)</td> </tr> </table> <table style="width: 100%;"> <tr> <td style="width: 60%;"><b>Amount necessary to cure any default as of the date of the petition:</b></td> <td style="width: 10%;">\$</td> <td style="width: 30%;"><u>12766.31</u></td> </tr> </table> <table style="width: 100%;"> <tr> <td style="width: 60%;"><b>Annual Interest Rate</b> (when case was filed)</td> <td style="width: 10%;"><u>12</u></td> <td style="width: 30%;">%</td> </tr> </table> <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Variable	<b>Value of property:</b>	\$	<u>215081.00</u>	<b>Amount of the claim that is secured:</b>	\$	<u>12766.31</u>	<b>Amount of the claim that is unsecured:</b>	\$	<u>0.00</u> (The sum of the secured and unsecured amounts should match the amount in line 7.)	<b>Amount necessary to cure any default as of the date of the petition:</b>	\$	<u>12766.31</u>	<b>Annual Interest Rate</b> (when case was filed)	<u>12</u>	%
<b>Value of property:</b>	\$	<u>215081.00</u>														
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<b>Amount necessary to cure any default as of the date of the petition:</b>	\$	<u>12766.31</u>														
<b>Annual Interest Rate</b> (when case was filed)	<u>12</u>	%														
<b>10. Is this claim based on a lease?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ _____															
<b>11. Is this claim subject to a right of setoff?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____															

<b>12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. <i>Check all that apply.</i>	<b>Amount entitled to priority</b>
A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.	<input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	\$ _____
	<input type="checkbox"/> Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	\$ _____
	<input type="checkbox"/> Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	\$ _____
	<input checked="" type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	\$ 12766.31
	<input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	\$ _____
	<input type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)(_) that applies	\$ _____
<small>* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.</small>		

**Part 3: Sign Below**

**The person completing this proof of claim must sign and date it. FRBP 9011(b).**

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

**A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157 and 3571.**

Check the appropriate box:

- ☐ I am the creditor.  
☒ I am the creditor's attorney or authorized agent.  
☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.  
☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this Proof of Claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this Proof of Claim and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 3/7/2025  
MM / DD / YYYY

/s/ Laurene Luebke

Signature

Print the name of the person who is completing and signing this claim:

<b>Name</b>	<u>Laurene Luebke</u>		
	<small>First name</small>	<small>Middle name</small>	<small>Last name</small>
<b>Title</b>	<u>Bankruptcy Specialist</u>		
<b>Company</b>	<u>Arapahoe County Treasurer</u>		
	<small>Identify the corporate servicer as the company if the authorized agent is a servicer</small>		
<b>Address</b>	<u>5334 S. Prince Street</u>		
	<small>Number</small>	<small>Street</small>	
	<u>Littleton, CO 80120</u>		
	<small>City</small>	<small>State</small>	<small>ZIP Code</small>
<b>Contact phone</b>	<u>303 738-7873</u>	<b>Email</b>	<u>LLuebke@Arapahoegov.com</u>



TAX STATEMENT  
Tax Year / Payable  
2024 2025

5334 S Prince St Littleton, CO 80120-1136  
(PH) 303-795-4550 (FAX) 303-347-2597  
(TDD) Relay Colo: 711  
www.arapahoeco.gov/treasurer

PIN: 034627651	AIN: 25812-65281-001	TAG: 0164	Bill #: 2024572749	Mort Code:
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Property Address: 6369 S MAIN ST  
Current Owner  
ON THE BORDER #177 OTB ACQ LLC/

Legal Description

See reverse side of this form for additional information.  
Pay online at [www.arapahoeco.gov/treasurer](http://www.arapahoeco.gov/treasurer)  
Visit our website or call 303-795-4550 for all payment options  
Note: Free e-checks, service fee applies to credit and debit card payments.

Tax Authority / Other Charges	Tax Rate	Original Amount Due	Valuation	Actual	Assessed
CHERRY CRK SCHOOL DIST 5	0.053962	3,238.21	Total	215,081	60,009
**ARAPAHOE COUNTY	0.015885	953.23	Messages		
*CITY OF AURORA	0.006613	396.84	• Per CRS 39-10-103(2), your school general fund tax rate is 0.036766.		
DEVELOPMENTAL DISABILITY	0.001000	60.01	• In the absence of state funding, your school general fund tax rate would have been 0.058149.		
SOUTHLANDS METRO DIST 1	0.042000	2,520.38	• In accordance with the Americans with Disabilities Act, this material may be made available in alternative formats upon request. Please contact the Treasurer's office.		
URBAN DRAINAGE & FLOOD	0.000900	54.01	• If you have recently filed bankruptcy, this is not a demand for payment.		
URBN DRNGE&FLD (S PLATTE)	0.000100	6.00	• Electronic Payment Fees: Visit our website to view specific fees for your preferred form of payment. If your payment does not clear, a \$20.00 return item fee will be charged.		
Sub Total	0.120460	7,228.68	• Payments must be received by the Treasurer's office or must be postmarked by the due date. Postage meter dates will not be accepted.		
Total		7,228.68	• Current tax year receipts are available on our website, once payments are posted. For a printed receipt, please remit a self-addressed stamped envelope with your request.		

Type	Charge/Adjustment
Original	7,228.68
Exemptions/Credits	-88.63
Delinquent Interest	0.00
Payments	0.00
Current Year Taxes Due	7,140.05

\* Represents a Tax Rate Reduction      \*\* Reduction in actual value

RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING IN PERSON BRING ENTIRE TAX STATEMENT

Make Checks Payable To:  
Arapahoe County Treasurer  
5334 S Prince St  
Littleton, CO 80120-1136

DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

PERSONAL PROPERTY TAXES DUE IN 2025

Property Address:  
6369 S MAIN ST

Tax Year / Payable  
2024 2025

PIN  
034627651

AIN  
25812-65281-001

LL

BALANCE DUE BY MARCH 6, 2025 \$7,140.05

ON THE BORDER #177  
OTB ACQ LLC/ C/O RYAN LLC  
PO BOX 802206  
DALLAS TX 75380-2206

Figure(s) Good Through 3/6/2025

034627651100000360573000007140056



Arapahoe County  
Treasurer's OfficeSTATEMENT OF PRECOLLECTION  
AND/OR CERTIFICATE OF  
PERSONAL PROPERTY TAXES DUE

Pin Number 034627651/25812-65281-001

Business Name ON THE BORDER #177

Situs Address of Personal Property 6369 S MAIN ST - AURORA  
C/O OTB ACQ LLC - RYAN LLC

Mailing Address (if different) PO BOX 802206 - DALLAS, TX 75380-2206

Contact person for additional information (i.e., owner, accountant, bookkeeper, etc.) and phone number  
LAURENE LUEBKE

## Reason for Precollect

- ☐ Sale of Business ☐ Moving out of County
- ☐ Bulk Transfer ☐ Cessation of Operations
- ☒ Other BANKRUPTCY

Assessed Value for the year 2025 \$50,605

Current Year Tax Levy 0.1111800000 Tax Area Group 0164

Prior Years Taxes Due	Year	Amount Due

Current Year Tax Due 2024 \$7,140.05

Precollect Tax Due 2025 5,626.26

Total Amount - Due Upon Receipt \$12,766.31

\*THESE FIGURES ARE AN ESTIMATE OF TAXES

TREASURERS OFFICE /S/

Signature

MARCH 7, 2025

Date

AC 580

(SEAL)



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Arapahoe County  
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TREASURERS OFFICE /S/

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MARCH 7, 2025

Date

AC 580

(SEAL)