IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA

In re:	)	
	)	CONSOLIDATED CASES
	)	
Daymark Realty Advisors, Inc.,	)	Case No. 18-23750-RBR
	)	Chapter 11
Debtor.	)	
	)	
Daymark Residential Management Inc.	)	Case No. 18-23751-RBR
	)	Chapter 11
Debtor.	)	
	)	
	)	
Daymark Properties Realty Inc.	)	Case No. 18-23752-RBR
	)	Chapter 11
Debtor.	)	

DECLARATION OF MAILING

I, Tinamarie Feil, declare as follows:

1. I am over eighteen years of age and am employed by BMC Group, Inc., the duly appointed Claims and Noticing Agent for the above-captioned cases. Our corporate business address is 600 1st Avenue, Seattle, WA 98104.

2. Upon the approval of the Clerk of Court and instructions given by of Edelboim Lieberman Revah Oshinsky PLLC, Counsel for the above-captioned Debtors, copies of the attached

Exhibit 1 Modified Form 309 NOTICE OF CHAPTER 11 BANKRUPTCY CASE

Exhibit 2 Modified OFFICIAL FORM 410—PROOF OF CLAIM

were served via U.S. Mail on November 19, 2018 upon 22,718 parties listed in the Debtors' service matrix. Exhibit A lists scheduled creditors filed within Debtors' Voluntary Petitions who

were served on November 19, 2018 as well as 6 additional parties served on December 3, 2018. The name and address detail for the remainder of the parties are withheld from this Declaration due to the pending *Debtors' Motion For Entry Of An Order Authorizing The Debtors To (A) Maintain And File A Consolidated List Of Creditors, (B) File A Consolidated List Of The Debtors' Top 20 Creditors, (C) Authorizing The Debtors To Redact Creditors' Contact Information From The Creditor Matrix*[1] [ECF #19] (the "Motion"). The Motion is scheduled for hearing on January 9, 2019. BMC maintains and will provide detail as authorized and directed by the Court.

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

Executed on the 19th day of December 2018 at Hawthorne, CA.

Tinamarie Feil

Tinamarie Feil

[1] The complete matrix is available to the United States Trustee subject to confidentiality until the Court has an opportunity to rule upon the Motion.

EXHIBIT 1

Information to identify the case:

Debtors

Daymark Realty Advisors Inc.	**Tax ID # 27-4542592**	**Date Cases Filed: November 4, 2018** **Chapter 11 (Consolidated Cases)** **Case Number: 18-23750-RBR**
Daymark Residential Management Inc.	**Tax ID # 26-0516777**	**Case Number: 18-23751-RBR**
Daymark Properties Realty Inc.	**Tax ID # 33-0829253**	**Case Number: 18-23752-RBR**

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF FLORIDA

Notice of Chapter 11 Bankruptcy Case

For the debtors listed above, a case has been filed under chapter 11 of the Bankruptcy Code. This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtor or the debtor's property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the debtor. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees.

Confirmation of a chapter 11 plan may result in a discharge of debt. A creditor who wants to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadline specified in this notice. (See box 8 below for more information.)

You may want to consult an attorney to protect your rights. The bankruptcy clerk's office staff cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

WARNING TO DEBTOR: WITHOUT FURTHER NOTICE OR HEARING THE COURT MAY DISMISS YOUR CASE FOR FAILURE OF THE DEBTOR TO APPEAR AT THE MEETING OF CREDITORS OR FAILURE TO TIMELY FILE REQUIRED SCHEDULES, STATEMENTS OR LISTS.

1. **Debtor(s) Full Name**	**Daymark Realty Advisors Inc.; Daymark Residential Management Inc.; Daymark Properties Realty Inc.**	
2. **All Other Names Used in the Last 8 Years**	***fka: Triple Net Properties; fka: Grubb & Ellis Residential Management Inc.***	
3. **Address**	**6750 N. Andrews Ave., Suite 200, Fort Lauderdale, FL 33309**	
4. **Debtor's Attorney**	Edelboim Lieberman Revah Oshinsky PLLC Brett Lieberman, Esq. 20200 W. Dixie Highway, Suite 905, Miami, FL 33180	Contact Phone: (305) 768-9909 Email: counsel@elrolaw.com
5. **Bankruptcy Clerk's Divisional Office Where Assigned Judge is Chambered**	U.S. Courthouse 299 East Broward Blvd. Room 112 Fort Lauderdale, FL 33301	Hours open 8:30 a.m. – 4:00 p.m. Contact Phone (954) 769-5700
	Documents filed conventionally in paper may be filed at any bankruptcy clerk's office location. Documents may be viewed in electronic format via CM/ECF at any clerk's office public terminal (at no charge for viewing) or via PACER on the internet accessible at www.pacer.gov (charges will apply). Case filing and unexpired deadline dates can be obtained by calling the Voice Case Information System toll-free at (866) 222-8029. As mandated by the Department of Homeland Security, ALL visitors (except minors accompanied by an adult) to any federal building or courthouse, must present a current, valid, government issued photo identification (e.g. driver's license, state identification card, passport, or immigration card.)	**Note:** The clerk's office is closed on all legal holidays. Clerk of Court: **Joseph Falzone** Dated: November 4, 2018
6. **MEETING OF CREDITORS:** **December 10, 2018 at 11:00 AM**	The debtor's representative must attend the meeting to be questioned under oath. Creditors may attend, but are not required to do so.	The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	**LOCATION:** U.S. Courthouse 299 East Broward Blvd., Room #411 Fort Lauderdale, FL 33301
7. **Proof of Claim Deadline**		
Deadline for ALL creditors to file a proof of claim (except governmental units):		**March 11, 2019**
Deadline for governmental units to file a proof of claim:		**May 3, 2019**

Where to File Proof of Claim

The court has authorized the Debtor to retain a third-party noticing and claims agent to process all proofs of claim. Each Proof of Claim must be filed by delivering the proof of claim form with the original signature so that it is actually received on or before the Applicable Bar Dates described above at the following address. **Note: Any claim that is filed with the Bankruptcy Court for the Southern District of Florida will be stamped filed as of the date it is received by the court, then forwarded to the third-party noticing and claims agent.**

Proofs of Claim are to be mailed to: **Daymark Realty Advisors Inc.**
c/o BMC Group, Inc.
PO Box 90100
Los Angeles, CA 90009

The third-party noticing and claims agent will remain open to the public for examination of the original proofs of claim without charge during normal business hours. Also, the noticing and claims agent will provide copies of claims (or acknowledgement letters) to the public, upon request, for a reasonable charge not to exceed the fees charged by the court for copies and research as prescribed by the Bankruptcy Court Miscellaneous Fee Schedule.

A proof of claim form is a signed statement describing a creditor's claim. A proof of claim form may be obtained at www.flsb.uscourts.gov or any bankruptcy clerk's office.

Your claim will be allowed in the amount scheduled unless:

- your claim is designated as *disputed, contingent,* or *unliquidated*;
- you file a proof of claim in a different amount; or
- you receive another notice.

If your claim is not scheduled or if your claim is designated as *disputed, contingent,* or *unliquidated*, you must file a proof of claim or you might not be paid on your claim and you might be unable to vote on a plan. You may file a proof of claim even if your claim is scheduled. You may review the schedules at the bankruptcy clerk's office or online at www.pacer.gov.

Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial. The deadline for filing objections to claims will be established pursuant to Local Rule 3007−1(B)(1).

Filing Deadline for a Creditor with a Foreign Address: The deadlines for filing proofs of claim in this notice apply to all creditors. If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadline to file a proof of claim. See also box 9 below.

8. **Exception to Discharge Deadline**	If § 523 applies to your claim and you seek to have it excepted from discharge, you must start a judicial proceeding by filing a complaint by the deadline stated below. The bankruptcy clerk's office must receive a complaint and any required filing fee by the following deadline. Writing a letter to the court or judge is not sufficient. **Deadline for Filing the Complaint: February 8, 2019**
9. **Creditors with a Foreign Address**	Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.
10. **Filing a Chapter 11 Bankruptcy Case**	Chapter 11 allows debtors to reorganize or liquidate according to a plan. A plan is not effective unless the court confirms it. You may receive a copy of the plan and a disclosure statement telling you about the plan, and you may have the opportunity to vote on the plan. You will receive notice of the date of the confirmation hearing, and you may object to confirmation of the plan and attend the confirmation hearing. Unless a trustee is serving, the debtor will remain in possession of the property and may continue to operate its business.
11. **Option to Receive Notices Served by the Clerk by Email Instead of by U.S. Mail**	1) EBN program open to all parties. Register at the BNC website ebn.uscourts.gov, **OR** 2) DeBN program open to debtors only. Register by filing with the Clerk of Court, Local Form "Debtor's Request to Receive Electronically Under DeBN Program". There is no charge for either option. See also Local Rule 9036−1(B) and (C).
12. **Translating Services**	Language interpretation of the meeting of creditors will be provided to the debtor at no cost, upon request to the trustee, through a telephone interpreter service. Persons with communications disabilities should contact the U.S. Trustee's office to arrange for translating services at the meeting of creditors.
13. **Discharge of Debts**	Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See 11 U.S.C. § 1141(d). A discharge means that creditors may never try to collect the debt from the debtor except as provided in the plan. If you want to have a particular debt owed to you excepted from the discharge and § 523 applies to your claim, you must start a judicial proceeding by filing a complaint and paying the filing fee in the bankruptcy clerk's office by the deadline in box 8.

EXHIBIT 2

United States Bankruptcy Court Southern District of Florida
Consolidated Cases
(if applicable, a separate claim form must be filed for each case)

☐ **Daymark Realty Advisors Inc.** **Case No. 18-23750**

☐ **Daymark Residential Management Inc.** **Case No. 18-23751**

☐ **Daymark Properties Realty Inc.** **Case No. 18-23752**

Proof of Claims are to be mailed to:

Daymark Realty Advisors Inc.
c/o BMC Group, Inc.
PO Box 90100
Los Angeles, CA 90009

Official Form 410

Proof of Claim

04/16

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

1. **Who is the current creditor?**
   Name of the current creditor (the person or entity to be paid for this claim) _____
   Other names the creditor used with the debtor _____

2. **Has this claim been acquired from someone else?**
   ❑ No
   ❑ Yes. From whom? _____

3. **Where should notices and payments to the creditor be sent?**
   Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

   Where should notices to the creditor be sent?
   Name _____
   Number Street _____
   City State ZIP Code _____
   Contact phone _____
   Contact email _____

   Where should payments to the creditor be sent? (if different)
   Name _____
   Number Street _____
   City State ZIP Code _____
   Contact phone _____
   Contact email _____

   Uniform claim identifier for electronic payments in chapter 13 (if you use one):
   _

4. **Does this claim amend one already filed?**
   ❑ No
   ❑ Yes. Claim number on court claims registry (if known)_____ Filed on _____ MM / DD / YYYY

5. **Do you know if anyone else has filed a proof of claim for this claim?**
   ❑ No
   ❑ Yes. Who made the earlier filing? _____

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

6. **Do you have any number you use to identify the debtor?**
   ❑ No
   ❑ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____ _____ _____ _____

7. **How much is the claim?** $_____. **Does this amount include interest or other charges?**
   ❑ No
   ❑ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. **What is the basis of the claim?**

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 health care information.

_____

9. **Is all or part of the claim secured?**

❑ No

❑ Yes. The claim is secured by a lien on property.

Nature of property:

❑ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim.*

❑ Motor vehicle

❑ Other. Describe: _____

Basis for perfection: _____

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.)

Value of property: $_____

Amount of the claim that is secured: $_____

Amount of the claim that is unsecured: $_____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: $_____

Annual Interest Rate (when case was filed)_____%

❑ Fixed

❑ Variable

10. **Is this claim based on a lease?**

❑ No

❑ Yes. **Amount necessary to cure any default as of the date of the petition.** $_____

11. **Is this claim subject to a right of setoff?**

❑ No

❑ Yes. Identify the property: _____

12. **Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

❑ No

❑ Yes. *Check one:*

Amount entitled to priority

❑ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). $_____

❑ Up to $2,850* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7). $_____

❑ Wages, salaries, or commissions (up to $12,850*) 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). $_____

❑ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). $_____

❑ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5). $_____

❑ Other. Specify subsection of 11 U.S.C. § 507(a)(__) that applies. $_____

* Amounts are subject to adjustment on 4/01/19 and every 3 years after that for cases begun on or after the date of adjustment.

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)(2) 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 _____ _____
MM / DD / YYYY Signature

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

Name _____
First name Middle name Last name

Title _____ Company _____
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____
Number Street City State ZIP Code

Contact phone _____ Email _____

EXHIBIT A

EXHIBIT A

ContactName	CompanyName	Address1	City	State	Zip	Date Served
Bliss, Edwin C	Atlantic Vue Towers, Inc	400 S Pointe Dr Apt 2202	Miami Beach	FL	33139-7361	11/19/2018
	Broward County Tax Collector	115 SOUTH ANDREWS AVENUE	Fort Lauderdale	FL	33301-1818	12/3/2018
O`Neill, Carole J	Carole O`Neill Trust	4754 La Villa Marina Unit F	Marina Del Rey	CA	90292-7049	12/3/2018
	Daymark Properties Realty	6750 N. Andrews Ave Suite 200	Fort Lauderdale	FL	33309	11/19/2018
	Florida Department of Revenue	5050 West Tennessee Street	Tallahassee	FL	32399-0100	12/3/2018
	Florida Department of Revenue	PO Box 6668	Tallahassee	FL	32314-6668	12/3/2018
	Grimaldi Jr , William S	290 Vincent Avenue	Hackensack	NJ	07601-1028	11/19/2018
	Internal Revenue Service	PO BOX 7346	Philadelphia	PA	19101-7346	12/3/2018
UTA 12/20/02	James Barry Tracton TTEE	19333 W Country Club Dr Apt 201	Aventura	FL	33180-2487	11/19/2018
Chwatt, Mitchell	Kelmar Company, LLC	300 W 55th St Apt 2V	New York	NY	10019-5141	11/19/2018
Hemley, Janet R	Nineteen West Jefferson, LLC	418 Concord Avenue	Exton	PA	19341-1818	11/19/2018
Nita L Coulter TTEE	Nita Coulter Trust dtd 1/27/2006	3424 Gromer Terrace	La Cresenta	CA	91214-1131	11/19/2018
	Office of the US Trustee	51 SW 1st Avenue Suite 1204	Miami	FL	33130-1614	12/3/2018
Vasquez, Raymond D & Joan E	Raymond D& Joan E Vasquez as JTWROS	3104 Rockgate Pl	Simi Valley	CA	93063-5112	11/19/2018
Larry J & Ceslynn F	Samarron/Regalado	1560 San Andreas Ave	San Jose	CA	95118-1055	11/19/2018
Reiss-Petersen, Kristine C	Santic, Inc.	4427 Ranchero Dr	Soquel	CA	95073-2320	11/19/2018
Bliss, Ted & Irene	Seacrest Apartments of Miami Beach	1715 West 80th Street	Hialeah	FL	33014-3241	11/19/2018
	Sovereign Capital Mgmt Group, Inc.	750 B Street Suite 2397	San Diego	CA	92101-8124	11/19/2018
	Sovereign Strategic Mortgage Fund, LLC	6750 N. Andrews Ave Suite 200	Fort Lauderdale	FL	33309	11/19/2018
Hansen, Gary M & Susana Y	The Gary M & Susana Y Hansen Trust	4405 S 189th St	Seatac	WA	98188-5044	11/19/2018
	Todd Mikles	6750 N. Andrews Ave Suite 200	Fort Lauderdale	FL	33309	11/19/2018
Strelitz, Brian	Urbanism-Coral Way LLC	1400 NE Miami Gardens Dr Ste 210-A	North Miami Beach	FL	33179-4844	11/19/2018

22,724 Total Parties Served Additional undisclosed service parties subject to pending Motion at Docket 19