


Fill in this information to identify the case:

Debtor 1 Richardson Hammons, LP
 Debtor 2 _____
 (Spouse, if filing)
 United States Bankruptcy Court for the: District of Kansas 
 Case number 16-21209

FILED
 Kansas City KS
 NOV 10 2016

Clerk
 U.S. Bankruptcy Court

Official Form 410

Proof of Claim

12/15

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? Villa Lighting Supply, Inc.
 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?	Where should notices to the creditor be sent?	Where should payments to the creditor be sent? (if different)
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Name <u>Kevin Seltzer</u>	Name _____
	Number Street <u>7751 Carondelet Ave., Suite 708</u>	Number Street _____
	City State ZIP Code <u>Clayton MO 63105</u>	City State ZIP Code _____
	Contact phone <u>314-862-1720</u>	Contact phone _____
	Contact email <u>kseltzer@moliens.com</u>	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 07/21/2016
 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? _____

JQH Ch ID

 00232

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: 6 3 3 5

7. How much is the claim? \$ 27,034.21. 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.
Goods sold

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: The goods furnished

Basis for perfection: Mechanic's lien claim and 546(c)
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: \$ 27,034.21
Amount of the claim that is secured: \$ 27,034.21

Amount of the claim that is unsecured: \$ 0.00 (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: \$ 27,034.21

Annual Interest Rate (when case was filed) 9.00%
 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:

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

Up to \$2,775* 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 \$12,475*) 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)(2) that applies.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ 27,034.21

* Amounts are subject to adjustment on 4/01/16 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 11/07/2016
MM / DD / YYYY

/s/ Kevin Seltzer

Signature

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

Name Kevin Louis Seltzer
First name Middle name Last name

Title Attorney and agent

Company Seltzer & Seltzer, LC
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 7751 Carondelet Ave., Suite 708
Number Street
Clayton MO 63105
City State ZIP Code

Contact phone 314-862-1720 Email kseltzer@moliens.com

MECHANIC'S AND MATERIALMAN'S LIEN AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Missouri, on this day personally appeared Melanie Adams, who being by me here and now duly sworn, upon oath says: That the affiant is a Credit Manager of Villa Lighting Supply Co., Inc., hereinafter called "Claimant", and is duly qualified and authorized to make this affidavit, fully cognizant of the facts herein set out and such facts are true and correct:

Claimant has furnished materials to improve the property herein described.

1. Richardson Hammons, LP is the Owner of the land herein described and the improvements located thereon. The last known addresses of Richardson Hammons, LP are 300 John Q. Hammons Parkway, Suite 900, Springfield, Missouri 65806; 4243 Hunt Rd., Blue Ash, Ohio 45242-6645; c/o Mark A. Shaiken, Stinson Leonard Street, LLP, 6400 South Fiddlers Green Circle, Suite 1900, Greenwood Village, Colorado 80111; and 900 E. Lookout Drive, Richardson, Texas 75082-4104.

2. John Q. Hammons Hotels, Inc. dba JQH Hotels, Inc. dba Hammons, Inc. is the Purported Original Contractor/reputed owner on the project or that portion thereof for which the hereinafter described materials were furnished. The last known addresses of John Q. Hammons Hotels, Inc. dba JQH Hotels, Inc. dba Hammons, Inc. are 300 John Q. Hammons Parkway, Suite 900, Springfield, Missouri 65806; and c/o Imowitz Koenig & Co., LLP, 622 3rd Ave., Fl 33, New York, New York 10017-6707.

3. John Q. Hammons Hotels, Inc. dba JQH Hotels, Inc. ("Claimant's Customer") is the Reputed Original Contractor/subcontractor on the project, and said materials were furnished to Claimant's Customer by Claimant pursuant to an agreement between Claimant and Claimant's Customer.

4. The materials were furnished for the improvement of real property located in Dallas County, Texas, which real property is described as follows:

The following described property, to-wit:

See attached **EXHIBIT "A"**.

900 E. Lookout Drive, Richardson, Dallas County, Texas 75082.

Also known as: Renaissance Hotel, Richardson, Texas

5. The Claimant's physical address is 2929 Chouteau, St. Louis, Missouri 63103 and its mailing address is P.O. Box 15224, St. Louis Missouri 63103.

6. The principal amount of the claim is \$27,034.21, and said amount is just and correct and all just and lawful offsets, payments and credits known to the affiant have been allowed. The materials are described as follows:

lighting materials, including but not limited to LED Chandeliers, ceiling fixtures, bulbs and related items.

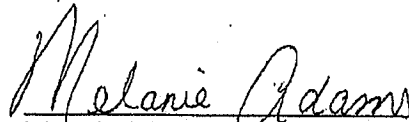
7. The materials for which payment is requested were furnished during the month of June 2016.

8. Notices of claim were sent to the Owner, and the Purported Original Contractor/reputed owner/Claimant's Customer by certified mail on September 8, 2016.

9. The purpose of this affidavit is to claim a mechanic's and materialman's lien on the

above described land and improvements.

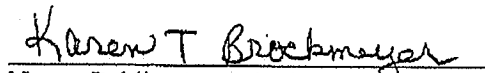
10. Claimant understands that the Owner effectively controls the Purported Original Contractor/reputed owner, or vice versa, in the manner specified in Section 53.026 of the Texas Property Code (Sham Contracts). If such is the case, Claimant may claim all benefits of such statute including but not limited to the status of Original Contractor.

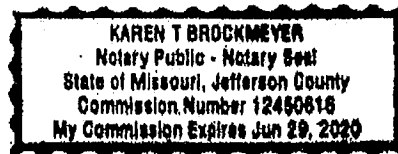


Melanie Adams, Credit Manager
Villa Lighting Supply Co., Inc.

COUNTY OF ST. LOUIS §
 §
STATE OF MISSOURI §

SUBSCRIBED AND SWORN TO BEFORE ME, by the said Melanie Adams, Credit Manager of Villa Lighting Supply Co., Inc. this the 8th day of September, 2016, to certify which witness my hand and seal of office.


Notary Public, State of Missouri



AFTER RECORDING, RETURN TO:
Thomas A. Shiels
Matthews, Shiels, Knott,
Eden, Davis & Beanland, L.L.P.
Crosspoint Atrium
8131 LBJ Freeway, Suite 700
Dallas, Texas 75251

EXHIBIT "A"

TRACT I (THE HOTEL LAND)

BEING out of the J. V. VANCE SURVEY, ABSTRACT NO. 942, in the City of Richardson, COLLIN County, Texas, and being out of the J. V. VANCE SURVEY, ABSTRACT NO. 1513 in the City of Richardson, DALLAS County, Texas, and being part of a called 104.9141 acre tract of land conveyed to Rancho Vista Development Company as evidenced by Deed recorded in Volume 89242, Page 3891, of the Deed Records of DALLAS County, Texas, and Volume 3184, Page 473, of the Deed Records of COLLIN County, Texas, also being all of Lot 1 of the GALATYN URBAN CENTER ADDITION, an Addition to the City of Richardson according to the Plat recorded in Volume 99121, Page 00044 of the Plat Records of DALLAS County, Texas, and in Cabinet L, Slide 203, of the Plat Records of COLLIN County, Texas, and being more particularly described by metes and bounds as follows (bearings referenced to the City of Richardson control monuments and GPS);

COMMENCING at a 5/8 inch "KHA" capped iron rod set for the intersection of the Easterly line of the Dallas Area Rapid Transit Railroad (a 100 foot wide right of way) with the South line of Lookout Drive (a variable width right of way) as dedicated by Deed recorded in Volume 4013, Page 436 of the Deed Records of COLLIN County, Texas;

THENCE South 76 degrees 35 minutes 22 seconds East, along the South line of said Lookout Drive, a distance of 50.35 feet to a 5/8 inch "KHA" capped iron rod set for a corner;

THENCE South 20 degrees 11 minutes 13 seconds West, departing said South line, a distance of 346.83 feet to the point of beginning;

THENCE South 69 degrees 48 minutes 47 seconds East, a distance of 168.64 feet to a point for a corner;

THENCE North 88 degrees 11 minutes 14 seconds East, a distance of 90.68 feet to a point for a corner;

THENCE South 07 degrees 36 minutes 10 seconds West, a distance of 233.31 feet to a 5/8 inch "KHA" capped iron rod set for a corner, from which a 5/8 inch "KHA" capped iron rod set bears North 88 degrees 46 minutes 29 seconds East, 300.00 feet;

THENCE North 69 degrees 48 minutes 47 seconds West, a distance of 303.55 feet to a 5/8 inch "KHA" capped iron rod set for a corner;

THENCE North 20 degrees 11 minutes 13 seconds East, a distance of 193.73 feet to the POINT OF BEGINNING and CONTAINING 1.290 acres of land, more or less.

TRACT II (NON-EXCLUSIVE ACCESS EASEMENT)

BEING a NON-EXCLUSIVE ACCESS EASEMENT as created by Mutual Access Easement Agreement dated October 18, 1999, filed October 19, 1999, recorded in Volume 99204, Page 3629, Deed Records, DALLAS County, Texas, and filed October 20, 1999, recorded under County Clerk's file number 99-0129168, Land Records, COLLIN County, Texas over and across the property being more particularly described as follows:

Being Lots 4A and 6A, Block A of GALATYN URBAN CENTER ADDITION, an Addition to the City of RICHARDSON, COLLIN and DALLAS Counties, Texas, according to the Replat thereof recorded in Volume L, Page 866, Map Records of COLLIN County, Texas and Volume 2000046, Page 1, Map Records DALLAS County, Texas, as affected by Certificate of Correction filed June 6, 2000, in Volume 2000110, Page 7396, Deed Records, DALLAS County, Texas and filed June 7, 2000, in Volume 4683, Page 2533, Deed Records COLLIN County, Texas.

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/12/2016 04:15:45 PM
\$46.00
201600250422**



District of Kansas Claims Register

[16-21142 John Q. Hammons Fall 2006, LLC](#)

Judge: Robert D. Berger

Chapter: 11

Office: Kansas City

Last Date to file claims: 12/23/2016

Trustee:

Last Date to file (Govt):

Creditor: (8533212)
Villa Lighting Supply, Inc.
c/o Kevin Seltzer, Seltzer &
Seltzer, LC
7751 Carondelet Ave, Suite 708
Clayton, MO 63105

Claim No: 295
Original Filed
Date: 11/29/2016
Original Entered
Date: 11/29/2016

Status:
Filed by: CR
Entered by: Terri Marshall
Modified:

Amount claimed: \$27034.21

Secured claimed: \$27034.21

Priority claimed: \$27034.21

History:

[Details](#) [295-1](#) 11/29/2016 Claim #295 filed by Villa Lighting Supply, Inc., Amount claimed: \$27034.21
[1](#) (Marshall, Terri)

Description: (295-1) Goods Sold

Remarks: (295-1) KSB Filed 11/10/16; ECF by Claims Agent 11/29/16, Filed in Richardson Hammons LP (16-21209)

Claims Register Summary

Case Name: John Q. Hammons Fall 2006, LLC

Case Number: 16-21142

Chapter: 11

Date Filed: 06/26/2016

Total Number Of Claims: 1

Total Amount Claimed*	\$27034.21
Total Amount Allowed*	

*Includes general unsecured claims

The values are reflective of the data entered. Always refer to claim documents for actual amounts.

	Claimed	Allowed
Secured	\$27034.21	
Priority	\$27034.21	
Administrative		