

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF TEXAS

Case number (if known) _____ Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name John Daugherty Real Estate, Inc.

2. All other names debtor used in the last 8 years
 Include any assumed names, trade names and doing business as names
DBA John Daugherty, Realtors

3. Debtor's federal Employer Identification Number (EIN) 74-1724857

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>520 Post Oak Blvd., 6th Floor</u> <u>Houston, TX 77027</u> Number, Street, City, State & ZIP Code	_____ P.O. Box, Number, Street, City, State & ZIP Code
	<u>Harris</u> County	Location of principal assets, if different from principal place of business _____ Number, Street, City, State & ZIP Code

5. Debtor's website (URL) johndaugherty.com

6. Type of debtor
 Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
 Partnership (excluding LLP)
 Other. Specify: _____

Debtor John Daugherty Real Estate, Inc.
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____
District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____ Relationship _____
District _____ When _____ Case number, if known _____

Debtor John Daugherty Real Estate, Inc.
Name

Case number (if known) _____

11. **Why is the case filed in this district?** *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. **Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____
Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. **Debtor's estimation of available funds** *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. **Estimated number of creditors**

<input type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input checked="" type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. **Estimated Assets**

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. **Estimated liabilities**

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor John Daugherty Real Estate, Inc.
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING – Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

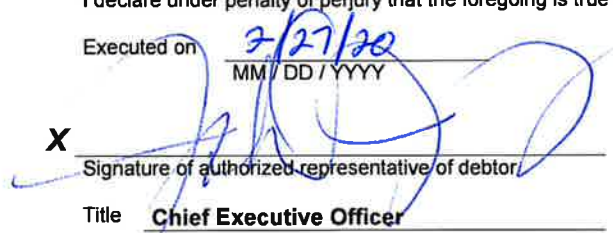
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition 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.

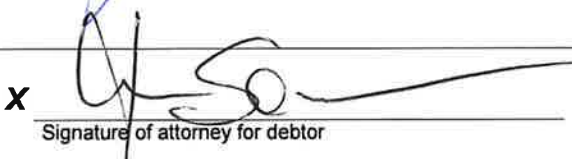
Executed on 2/27/20
MM / DD / YYYY

X 
Signature of authorized representative of debtor

John A. Daugherty, Jr.
Printed name

Title Chief Executive Officer

18. Signature of attorney

X 
Signature of attorney for debtor

Date 2 27 2020
MM / DD / YYYY

Ronald J. Sommers 18842500
Printed name

Nathan Sommers Jacobs, A Professional Corporation
Firm name

2800 Post Oak Blvd., 61st Floor
Houston, TX 77056
Number, Street, City, State & ZIP Code

Contact phone 713-960-0303 Email address _____

18842500 TX
Bar number and State

Fill in this information to identify the case:

Debtor name John Daugherty Real Estate, Inc.
 United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS
 Case number (if known): _____

Check if this is an
 amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Aetna POBox 804735 Chicago, IL 60680-4108						\$34,523.07
American Express PO Box 650448 Dallas, TX 75265-0448						\$416,150.19
Clear Channel Outdoor, Inc. PO Box 8427247 Dallas, TX 75284-7247						\$7,200.00
Comcast Business PO Box 37601 Philadelphia, PA 19101-0601						\$7,883.26
Digital Texas 8111 Ashland Way, Ste 106 Spring, TX 77382						\$16,625.00
Gabriels Technology Services, Inc. 9 East 40th St., 2nd Floor New York, NY 10016						\$8,800.00
Gow Media, LLC 5353 W Alabama, Ste 415 Houston, TX 77056						\$18,000.00

Debtor **John Daugherty Real Estate, Inc.**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Griffin Partners III - 520/2017 L.P. as as Successor In Interest to DLF/GP 520 PFP 520 Post Oak Inc. and 520 Partners 10777 Westheimer Rd., Ste 1040 Houston, TX 77042		Litigation; Case No. 2020-03683	Unliquidated Disputed			Unknown
HL Multi-Family Holdings, LLC PO Box 732924 Dallas, TX 75373-2924		Office Lease for 1950 Hughes Landing Blvd., Ste 1350, The Woodlands, TX 77380	Unliquidated			Unknown
Houston Business Journal PO Box 844755 Dallas, TX 75284-4755						\$18,250.00
Houston City Personnel Group, Inc. PO Box 570247 Houston, TX 77257-0247						\$9,250.00
Insource Technology Accounts Payable 20405 State Hwy 249, Ste 300 Houston, TX 77070-2620						\$40,630.88
Mayfair International Realty 15 Thayer Street London, WIU 3JT						\$9,000.00
Melton & Melton, LLP 6002 Rogerdale, Ste 200 Houston, TX 77072						\$7,212.00
Papercity Magazine 3411 Richmond, Ste 600 Houston, TX 77056						\$46,550.00
RR Donnelley PO Box 932721 Cleveland, OH 44193						\$31,381.13

Debtor John Daugherty Real Estate, Inc.
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Sharp Electronics (formerly ABM) dba Sharp Business Systems Dept. 1238, PO Box 121238 Dallas, TX 75312-1238						\$18,410.12
The Buzz Magazine 5001 Bissonnett #100 Bellaire, TX 77401						\$24,805.00
The Hartford PO Box 660916 Dallas, TX 75266-0916						\$9,027.06
Young, John H. 4605 Post Oak Place #250 Houston, TX 77027						\$16,777.06

Aetna
POBox 804735
Chicago, IL 60680-4108

American Express
PO Box 650448
Dallas, TX 75265-0448

Baudville
5380 52nd Street
Grand Rapids, MI 49512

C-Air-S Mechanical
8430 Fawndale
Houston, TX 77040

Centre Technologies
c/o Texas Capital Bank
PO Box 679069
Dallas, TX 75267-9069

Clear Channel Outdoor, Inc.
PO Box 8427247
Dallas, TX 75284-7247

Colonial Life & Accident
PO Box 903
Columbia, SC 29202-0903

Comcast
PO Box 660618
Dallas, TX 75266

Comcast Business
PO Box 37601
Philadelphia, PA 19101-0601

DataVox
6650 W. Sam Houston Pkwy South
Houston, TX 77072

Datavox, Inc.
PO Box 660831
Dallas, TX 75266-0831

Digital Texas
8111 Ashland Way, Ste 106
Spring, TX 77382

Diocesan
PO Box 140285
Austin, TX 78714

Encore Printstore
21815 Katy freeway #C110
Katy, TX 77450

Entergy
PO Box 8104
Baton Rouge, LA 70891-8104

FedEx
PO Box 660481
Dallas, TX 75266-0481

First Choice Coffee Services
10055 Regal Row
Houston, TX 77040

Friends of W.U. Parks Fund
4210 Bellaire Blvd.
Houston, TX 77025

Gabriels Technology Services, Inc.
9 East 40th St., 2nd Floor
New York, NY 10016

Gallagher Benefit Services, Inc.
2850 West Golf Road, 5th Floor
Rolling Meadows, IL 60008

GE Capital Information Technology
Solutions, LLC
PO Box 35701
Billings, MT 59107

General Electric Capital Corporation
PO Box 35701
Billings, MT 59107-5701

Gow Media, LLC
5353 W Alabama, Ste 415
Houston, TX 77056

Griffin Partners III - 520/2017 L.P.
c/o Paul Dobowski/Brandon Gosch
Dobrowski Larkin & Stafford LLP
4601 Washington Ave., Ste 300
Houston, TX 77007

Griffin Partners III - 520/2017 L.P. as
as Successor In Interest to DLF/GP 520
PFP 520 Post Oak Inc. and 520 Partners
10777 Westheimer Rd., Ste 1040
Houston, TX 77042

HL Multi-Family Holdings, LLC
PO Box 732924
Dallas, TX 75373-2924

Houston Business Journal
PO Box 844755
Dallas, TX 75284-4755

Houston City Personnel Group, Inc.
PO Box 570247
Houston, TX 77257-0247

Houston Country Club
1 Potomac Dr.
Houston, TX 77057

Hsin Hsun Investment, LLC
c/o E.Z. Ilionsky
Ilionsky Law, PLLC
2011 Leeland St.
Houston, TX 77003

Insource Technology
Accounts Payable
20405 State Hwy 249, Ste 300
Houston, TX 77070-2620

IQ Total Source LLC
PO Box 4356, Dept. 661
Houston, TX 77210-4356

Iron Mountain
PO Box 915004
Dallas, TX 75391-5004

JG Media
Community Impact Newspaper
3600 E Palm Valley Blvd #3
Round Rock, TX 78665

John A. Daugherty, Jr.
3711 San Felipe
Houston, TX 77027

Kimyath Gaspard
dba Upperhand Technology
23031 Chelsen Bridge Lane
Katy, TX 77450

LCA Bank Corporation
PO Box 1650
Troy, MI 48091-6000

Mail Finance
Dept. 3682
PO Box 3682
Dallas, TX 75312-3682

Marlin Leasing Corporation
PO Box 13604
Philadelphia, PA 19101-3604

Martin Disiere Jefferson & Wisdom LLP
808 Travis, 20th Floor
Houston, TX 77002

Mayfair International Realty
15 Thayer Street
London, WIU 3JT

Melton & Melton, LLP
6002 Rogerdale, Ste 200
Houston, TX 77072

Microsoft
PO Box 842103
Dallas, TX 75284-2103

Neutrino
9208 20th Ave. NE
Seattle, WA 98115

Papercity Magazine
3411 Richmond, Ste 600
Houston, TX 77056

Pleasing Plants, Inc.
PO Box 2538
Spring, TX 77383

Professional Janitorial Services
dba PJS of Houston, Inc.
PO Box 4346, Dept. 195
Houston, TX 77210-4346

Prosperity Bank
4925 San Felipe #100
Houston, TX 77027

Public Storage
2303 W Loop South
Houston, TX 77027

Public Storage
2303 W Loope South
Houston, TX 77027

Pura Flo
PO Box 690447
Houston, TX 77269

Ramirez, Eimard
dba Concept Services Window
PO Box 130727
Spring, TX 77393

RR Donnelley
PO Box 932721
Cleveland, OH 44193

RTS Communications, Inc.
dba Homes & Land Magazine
15705 Jarvis Rd.
Cypress, TX 77429

Safesite, Inc.
9505 Johnny Morris Rd
Austin, TX 78724

Sam's Club
PO Box 530981
Atlanta, GA 50353-0981

Sharp Electronics (formerly ABM)
dba Sharp Business Systems
Dept. 1238, PO Box 121238
Dallas, TX 75312-1238

Sofranko, Sonya
6719 Fairfield
Houston, TX 77023

The Buzz Magazine
5001 Bissonnett #100
Bellaire, TX 77401

The Hartford
PO Box 660916
Dallas, TX 75266-0916

The Hartford Benefits
PO Box 783690
Philadelphia, PA 19178-3690

Travelers CL Remittance Center
PO Box 600317
Dallas, TX 75266-0317

Valdes, Rodolfo
dba R&R Signs & Graphics
720 Martin
Houston, TX 77018

Wells Fargo Financial Leasing
PO Box 10306
Des Moines, IA 50306-0306

Wells Fargo Vendor Fin. Service
PO Box 105710
Atlanta, GA 30348-5710

Young, John H.
4605 Post Oak Place #250
Houston, TX 77027