

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: EXCEL HOMES OF MAINE LLC

§
§
§
§

Case No. 16-11164-KBO

Debtor(s)

**NOTICE OF TRUSTEE'S FINAL REPORT AND
APPLICATIONS FOR COMPENSATION
AND DEADLINE TO OBJECT (NFR)**

Pursuant to [Fed. R. Bankr. P. 2002\(a\)\(6\)](#) and [2002\(f\)\(8\)](#), please take notice that [Alfred T. Giuliano](#), trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

Office of the Clerk
824 Market Street, 3rd Floor
Wilmington, DE 19801

Any person wishing to object to any fee application that has not already been approved or to the Final Report, must file a written objection within 21 days from the mailing of this notice, serve a copy of the objections upon the trustee, any party whose application is being challenged and the United States Trustee. A hearing on the fee applications and any objection to the Final Report will be held at 10:00 AM on 07/24/2026 in Courtroom 3, United States Courthouse, 824 Market Street, 6th Floor, Wilmington, DE 19801. If no objections are filed, upon entry of an order on the fee applications, the trustee may pay dividends pursuant to [FRBP 3009](#) without further order of the Court.

Date Mailed: 06/11/2026

By: /s/ Alfred T. Giuliano

Trustee

Alfred T. Giuliano
2301 E. Evesham Road
Pavilion 800, Suite 210
Voorhees, NJ 08043
(856) 767-3000

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: EXCEL HOMES OF MAINE LLC

§ Case No. 16-11164-KBO

§
§
§
§

Debtor(s)

**SUMMARY OF TRUSTEE'S FINAL REPORT
AND APPLICATIONS FOR COMPENSATION**

<i>The Final Report shows receipts of :</i>	\$	116,495.46
<i>and approved disbursements of:</i>	\$	83,687.22
<i>leaving a balance on hand of¹:</i>	\$	32,808.24

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
6S	Champion Home Builders, Inc.	1,460,054.00	0.00	0.00	0.00
11	Wells Fargo Equipment Finance	9,183.92	0.00	0.00	0.00
48	Cousineau Lumber, Inc.	0.00	0.00	0.00	0.00
48 -2	Cousineau Lumber, Inc.	68,241.00	0.00	0.00	0.00
54	Patrick J. McClay	30,083.50	0.00	0.00	0.00
69	Cousineau Lumber, Inc.	0.00	0.00	0.00	0.00

Total to be paid to secured creditors:	\$	0.00
Remaining balance:	\$	32,808.24

Applications for chapter 7 fees and administrative expenses have been filed as follows:

¹The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under [11 U.S.C. § 326\(a\)](#) on account of the disbursement of the additional interest.

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - A. T. Giuliano, P.C.	9,074.77	0.00	9,074.77
Trustee, Expenses - A. T. Giuliano, P.C.	34.18	0.00	34.18
Accountant for Trustee, Fees - Giuliano, Miller & Co., LLC	40,212.13	35,787.50	4,424.63
Accountant for Trustee, Expenses - Giuliano, Miller & Co., LLC	308.59	295.62	12.97
Charges, U.S. Bankruptcy Court	1,860.84	0.00	1,860.84
Bond Payments - International Sureties, Ltd	275.67	275.67	0.00
Costs to Secure/Maintain Property - Oxford Water District	185.38	185.38	0.00
Costs to Secure/Maintain Property - Clifford H. Hemingway	7,125.00	7,125.00	0.00
Costs to Secure/Maintain Property - Hill Archive	152.12	0.00	152.12
Other Chapter 7 Administrative Expenses - Copp Motors, Inc.	0.00	0.00	0.00
Attorney for Trustee Fees (Other Firm) - Flaster Greenberg	1,731.74	1,731.74	0.00
Attorney for Trustee Fees (Other Firm) - Cozen O'Connor	35,199.90	34,652.89	547.01
Attorney for Trustee Expenses (Other Firm) - Flaster Greenberg	119.00	119.00	0.00
Attorney for Trustee Expenses (Other Firm) - Cozen O'Connor	457.19	149.97	307.22
Arbitrator/Mediator for Trustee Fees - Monaco Mediation, LLC	45.86	45.86	0.00
Arbitrator/Mediator for Trustee Fees - The Bifferato Firm, P.A.	169.62	169.62	0.00
Other Professional's Fees - JNR Adjustment Company, Inc.	0.00	0.00	0.00

Total to be paid for chapter 7 administrative expenses: \$ 16,413.74
 Remaining balance: \$ 16,394.50

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00
 Remaining balance: \$ 16,394.50

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$4,560,811.15 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
WARN	Forry v. JBS QSF	4,536,093.54	0.00	16,387.56
23	Peter Anthony Morrison	1,920.00	0.00	6.94
36	Russell G. Stratton dba Stratton Structures	8,412.00	0.00	0.00
53	Town of Oxford	3,982.89	0.00	0.00
55	Connecticut Department of Revenue Services	250.00	0.00	0.00
56	Vermont Department of Taxes	9,890.64	0.00	0.00
FICAER	EFTPS	119.04	0.00	0.00
FUTA	EFTPS	115.20	0.00	0.00
MEDIE R	EFTPS	27.84	0.00	0.00

Total to be paid for priority claims:	\$	16,394.50
Remaining balance:	\$	0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$7,118,636.91 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
KRE	RJF - Keiser Real Estate, LLC	280,518.88	0.00	0.00
1	Wells Fargo Financial Leasing, Inc.	7,744.19	0.00	0.00
2	Heister House Millworks, Inc.	0.00	0.00	0.00
3	Rons Double-Wide, Inc.	2,386.80	0.00	0.00
4	Sporoco, Inc.	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
5	The Sherwin-Williams Company	25,940.77	0.00	0.00
6U	Champion Home Builders, Inc.	4,569,153.23	0.00	0.00
7	Big Rig Shop, Inc. (Fuel Acct)	2,427.74	0.00	0.00
8	Big Rig Shop, Inc. (Repair Acct)	5,817.28	0.00	0.00
9	Continental Building Products, LLC	50,237.92	0.00	0.00
10	Paradigm Operating Company, LLC	0.00	0.00	0.00
12	Dehco, Inc.	3,289.98	0.00	0.00
13	Presby Steel, LLC	3,628.26	0.00	0.00
14	Masco Cabinetry, LLC	0.00	0.00	0.00
15	F. W. Webb Company	17,084.61	0.00	0.00
16	Masco Cabinetry, LLC	0.00	0.00	0.00
17	Buy The Fire	10,684.65	0.00	0.00
18	Anderson Logistics	0.00	0.00	0.00
19	Ed Thayer, Inc.	3,410.00	0.00	0.00
20	Mountain View Modular Homes, Inc.	4,500.00	0.00	0.00
21	Seacoast Modular Homes, Inc.	2,000.00	0.00	0.00
22	UFP Gordon, LLC	308,462.04	0.00	0.00
24	Brockway-Smith Company	16,085.65	0.00	0.00
25	UFP Eastern Division, Inc.	32,869.60	0.00	0.00
26	Dead River Company	12,717.61	0.00	0.00
27	Twin Town Homes, Inc.	20,607.04	0.00	0.00
28	Set Connectors, Inc.	2,396.71	0.00	0.00
29	Kamco Supply Corp. of Boston	0.00	0.00	0.00
29 -2	Kamco Supply Corp. of Boston	123,485.32	0.00	0.00
30	W. W. Grainger	4,514.77	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
31	BrightBuilt Home, LLC	34,792.28	0.00	0.00
32	Orchard Lock Distributors, Inc.	8,910.52	0.00	0.00
33	U.S. Bank, N.A.	4,376.44	0.00	0.00
34	RJF - Keiser Real Estate, LLC	0.00	0.00	0.00
34 -2	RJF - Keiser Real Estate, LLC	0.00	0.00	0.00
35	Latham Buying Group, LLC	33,492.00	0.00	0.00
37	Pitney Bowes, Inc	1,877.72	0.00	0.00
38	FedEx Corporate Services, Inc.	29,686.29	0.00	0.00
39	ABC Supply Company, Inc.	32,347.91	0.00	0.00
40	Redlon & Johnson, a Ferguson Enterprise	141,801.24	0.00	0.00
41	Scotts Modular Hauling	25,782.45	0.00	0.00
42	Reidson Corporation	16,500.00	0.00	0.00
43	Re-Harvest, Inc.	9,967.18	0.00	0.00
44	Erickson & Ralph, Inc.	105,922.62	0.00	0.00
45	Beacon Sales Acquisition, Inc.	41,813.99	0.00	0.00
46	Wells Fargo Vendor Financial Services, LLC	5,813.41	0.00	0.00
47	Deron Barton	212,000.00	0.00	0.00
49	Citizens Bank, N.A.	758,314.23	0.00	0.00
50	May Street 7 - 9, LLC	0.00	0.00	0.00
50 -2	May Street 7 - 9, LLC	0.00	0.00	0.00
50 -3	May Street 7 - 9, LLC	129,277.90	0.00	0.00
51	Greenfiber, LLC	14,063.28	0.00	0.00
52	Kennebec Equipment Rental FFLD	1,934.40	0.00	0.00

Total to be paid for timely general unsecured claims:	\$	0.00
Remaining balance:	\$	<u>0.00</u>

Tardily filed claims of general (unsecured) creditors totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
57	Massachusetts Department of Revenue	0.00	0.00	0.00

Total to be paid for tardily filed general unsecured claims: \$ 0.00
 Remaining balance: \$ 0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
57	Massachusetts Department of Revenue	0.00	0.00	0.00

Total to be paid for subordinated claims: \$ 0.00
 Remaining balance: \$ 0.00

Prepared By: /s/ Alfred T. Giuliano
 Trustee

Alfred T. Giuliano
 2301 E. Evesham Road
 Pavilion 800, Suite 210
 Voorhees, NJ 08043
 (856) 767-3000

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.