

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: AAH OF INDIANA LLC

§ Case No. 16-11166-KBO

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§

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: AAH OF INDIANA LLC

§ Case No. 16-11166-KBO

§

§

§

Debtor(s)

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

| | | |
|--|----|------------|
| <i>The Final Report shows receipts of :</i> | \$ | 129,178.81 |
| <i>and approved disbursements of:</i> | \$ | 92,457.12 |
| <i>leaving a balance on hand of¹:</i> | \$ | 36,721.69 |

Claims of secured creditors will be paid as follows:

| Claim No. | Claimant | Claim Asserted | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|---|----------------|-------------------------|--------------------------|------------------|
| NOTFILER | All American Homes of Iowa, LLC | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | Innovative Building Systems, Inc. | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | HD Special Situations III, LP | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | All American Homes of Colorado, LLC | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | Innovative Building Systems Holdings, LLC | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | UFP Eastern Division, Inc. | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILER | Innovative Building Systems Holdings, LLC | 0.00 | 0.00 | 0.00 | 0.00 |

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.

| Claim No. | Claimant | Claim Asserted | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|------------------------------------|----------------|-------------------------|--------------------------|------------------|
| NOTFILED | Mod-U-Kraft Homes, LLC | 0.00 | 0.00 | 0.00 | 0.00 |
| NOTFILED | All American Homes of Indiana, LLC | 0.00 | 0.00 | 0.00 | 0.00 |
| 10S | Champion Home Builders, Inc. | 934,734.00 | 0.00 | 0.00 | 0.00 |

Total to be paid to secured creditors: \$ 0.00
Remaining balance: \$ 36,721.69

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

| Reason/Applicant | Total Requested | Interim Payments to Date | Proposed Payment |
|--|-----------------|--------------------------|------------------|
| Trustee, Fees - A. T. Giuliano, P.C. | 9,708.94 | 0.00 | 9,708.94 |
| Trustee, Expenses - A. T. Giuliano, P.C. | 58.25 | 0.00 | 58.25 |
| Accountant for Trustee, Fees - Giuliano, Miller & Co., LLC | 37,879.97 | 33,711.95 | 4,168.02 |
| Accountant for Trustee, Expenses - Giuliano, Miller & Co., LLC | 290.69 | 278.47 | 12.22 |
| Auctioneer Fees - Ritchie Bros. Auctioneers (America) Inc. | 3,270.00 | 3,270.00 | 0.00 |
| Auctioneer Expenses - Ritchie Bros. Auctioneers (America) Inc. | 715.00 | 715.00 | 0.00 |
| Charges, U.S. Bankruptcy Court | 1,744.17 | 0.00 | 1,744.17 |
| Bond Payments - International Sureties, Ltd | 261.59 | 261.59 | 0.00 |
| Costs to Secure/Maintain Property - Jay K. Beplay | 789.00 | 789.00 | 0.00 |
| Costs to Secure/Maintain Property - M.D. Landscaping Service, Inc. | 1,050.00 | 1,050.00 | 0.00 |
| Costs to Secure/Maintain Property - DeCarteret Transport | 4,895.50 | 4,895.50 | 0.00 |
| Costs to Secure/Maintain Property - Chad E. Marchand | 750.00 | 750.00 | 0.00 |
| Costs to Secure/Maintain Property - Hill Archive | 143.29 | 0.00 | 143.29 |
| Costs to Secure/Maintain Property - AEP Payment Processing | 9,782.67 | 9,782.67 | 0.00 |
| Other Chapter 7 Administrative Expenses - AON Risk Services, Inc. of Florida | 2,066.65 | 2,066.65 | 0.00 |

| Reason/Applicant | Total Requested | Interim Payments to Date | Proposed Payment |
|---|-----------------|--------------------------|------------------|
| Attorney for Trustee Fees (Other Firm) - Cozen O'Connor | 28,713.83 | 28,198.55 | 515.28 |
| Attorney for Trustee Fees (Other Firm) - Flaster Greenberg | 1,850.00 | 1,850.00 | 0.00 |
| Attorney for Trustee Expenses (Other Firm) - Cozen O'Connor | 430.67 | 141.27 | 289.40 |
| Attorney for Trustee Expenses (Other Firm) - Flaster Greenberg | 127.12 | 127.12 | 0.00 |
| Arbitrator/Mediator for Trustee Fees - The Bifferato Firm, P.A. | 1,290.19 | 1,290.19 | 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: \$ 16,639.57
Remaining balance: \$ 20,082.12

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: \$ 20,082.12

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$4,591,966.35 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 | 20,071.01 |
| 6 | Effect Web Agency, Inc. | 0.00 | 0.00 | 0.00 |
| 20 | Larry D. Schwartz | 2,510.40 | 0.00 | 11.11 |
| 29 | Adams County Government | 51,121.82 | 0.00 | 0.00 |
| 41P | Tennessee Department of Revenue | 502.67 | 0.00 | 0.00 |
| 42 | Tennessee Department of Revenue | 0.00 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|---------------------------------|-------------------------|--------------------------|------------------|
| 42 -2 | Tennessee Department of Revenue | 1,395.26 | 0.00 | 0.00 |
| FICAER | EFTPS | 155.64 | 0.00 | 0.00 |
| FUTA | EFTPS | 150.62 | 0.00 | 0.00 |
| MEDIE R | EFTPS | 36.40 | 0.00 | 0.00 |

Total to be paid for priority claims: \$ 20,082.12
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 \$6,311,202.71 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 |
|-----------|---|-------------------------|--------------------------|------------------|
| NOTFILED | Michael J. Slifka, P.E. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Ohio River Contracting | 0.00 | 0.00 | 0.00 |
| NOTFILED | UFP Universal Forest Products | 0.00 | 0.00 | 0.00 |
| NOTFILED | Delaware County Home Builders, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | NTA, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | EBI, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Lumbermens, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Dimensionall, Inc. (Marquette Transportation) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Flow Solutions, Inc. | 0.00 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|---|-------------------------|--------------------------|------------------|
| NOTFILED | Schuler Precision Tool, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Knauf Insulation | 0.00 | 0.00 | 0.00 |
| NOTFILED | SENCO | 0.00 | 0.00 | 0.00 |
| NOTFILED | Express Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | Tri County Excavating (Kevin Linnemeier) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Simpson Strong Tie Co | 0.00 | 0.00 | 0.00 |
| NOTFILED | Quality Homes of Madison, Inc. (IN) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Sherwin Williams (Decatur, IN) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Baker Family Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | HD Supply White Cap Const Supply | 0.00 | 0.00 | 0.00 |
| NOTFILED | Jameson Company, Ltd | 0.00 | 0.00 | 0.00 |
| NOTFILED | Rite Products (Flash-Rite Corner Shingle) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Byrens, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | White Pines Construction | 0.00 | 0.00 | 0.00 |
| NOTFILED | North Hill Realty | 0.00 | 0.00 | 0.00 |
| NOTFILED | Clearstory Builders, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Shaw Industries | 0.00 | 0.00 | 0.00 |
| NOTFILED | Schaab Metal Products, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Certainteed Corp (Vinyl) | 0.00 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|--|-------------------------|--------------------------|------------------|
| NOTFILED | AB Contracting | 0.00 | 0.00 | 0.00 |
| NOTFILED | Intertek Testing Services, NA Ltd | 0.00 | 0.00 | 0.00 |
| NOTFILED | Cintas Corporation #338 | 0.00 | 0.00 | 0.00 |
| NOTFILED | KB Contracting of Kentuckiana, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | State of Michigan Dept. of Consumer | 0.00 | 0.00 | 0.00 |
| NOTFILED | FedEx (P. O. Box 94515) | 0.00 | 0.00 | 0.00 |
| NOTFILED | MS United | 0.00 | 0.00 | 0.00 |
| NOTFILED | Republic Service - National Serv | 0.00 | 0.00 | 0.00 |
| NOTFILED | Heritage Printing Company | 0.00 | 0.00 | 0.00 |
| NOTFILED | Certainfeed Roofing | 0.00 | 0.00 | 0.00 |
| NOTFILED | R & W Builders | 0.00 | 0.00 | 0.00 |
| NOTFILED | Schwartz Steel, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Keystone Building Products, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | API Systems Integrators | 0.00 | 0.00 | 0.00 |
| NOTFILED | P. E. Robbins, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | R. P. Wakefield Co., Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Rinehart Realtors | 0.00 | 0.00 | 0.00 |
| NOTFILED | Teem Wholesale, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Public Protection Cabinet (KY Dept. Housing) | 0.00 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|---------------------------------------|-------------------------|--------------------------|------------------|
| NOTFILED | Faith Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | Superior Axle, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Fort Wayne Materials Handling, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Schwartz Blacksmith, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | ABC Supply Co., Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Perry Protech | 0.00 | 0.00 | 0.00 |
| NOTFILED | ABC Homes of Alpena, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | City of Decatur Utilities (IN) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Hartford Glass Co., Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Geiger Teeple Robinson & McElwee PLLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Zweng Housing Company | 0.00 | 0.00 | 0.00 |
| NOTFILED | Oasis Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | Mariotti Building Products | 0.00 | 0.00 | 0.00 |
| NOTFILED | M.D. Landscaping Service, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Glen King | 0.00 | 0.00 | 0.00 |
| NOTFILED | Advanced Design Contracting, LLC | 0.00 | 0.00 | 0.00 |
| NOTFILED | Hilti, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | American Custom Homes (Defiance, OH) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Mobilee Home Doctor, Inc. | 0.00 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|---|-------------------------|--------------------------|------------------|
| NOTFILED | Davis Homes, Inc. (Steubenville, OH) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Igot Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | Midwest Affordable Homes | 0.00 | 0.00 | 0.00 |
| NOTFILED | Silver Creek Homes, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | NOB Sales Corp. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Century Link (Acct 6893) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Indiana Dept.of Environmental Mgt (IDEM) | 0.00 | 0.00 | 0.00 |
| NOTFILED | Abraham All American | 0.00 | 0.00 | 0.00 |
| NOTFILED | A & R Carpentry | 0.00 | 0.00 | 0.00 |
| NOTFILED | Countertops Plus, Inc. | 0.00 | 0.00 | 0.00 |
| NOTFILED | Tech of Fort Wayne | 0.00 | 0.00 | 0.00 |
| NOTFILED | Builders Enterprise Corporation | 0.00 | 0.00 | 0.00 |
| NOTFILED | Syntec Industries, LLC | 0.00 | 0.00 | 0.00 |
| 1 | Monsma Marketing Corp | 9,047.67 | 0.00 | 0.00 |
| 2 | Al-Co Products Inc. | 4,080.60 | 0.00 | 0.00 |
| 3 | K. L. Jack & Co., Inc. | 13,350.12 | 0.00 | 0.00 |
| 4 | Sporoco, Inc. | 0.00 | 0.00 | 0.00 |
| 5 | CDC Distributors, Inc. | 35,735.29 | 0.00 | 0.00 |
| 6 -2 | Effect Web Agency, Inc. | 521.12 | 0.00 | 0.00 |
| 7 | JM Quality Construction | 38,724.96 | 0.00 | 0.00 |
| 8 | National Door and Trim, Inc. | 0.00 | 0.00 | 0.00 |
| 9 | The Sherwin-Williams Company | 7,315.02 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|--|-------------------------|--------------------------|------------------|
| 10U | Champion Home Builders, Inc. | 4,569,153.23 | 0.00 | 0.00 |
| 11 | Rorick Electric, Inc. | 1,150.18 | 0.00 | 0.00 |
| 12 | Continental Building Products, LLC | 32,513.24 | 0.00 | 0.00 |
| 13 | SBK Construciton, Inc. | 33,984.00 | 0.00 | 0.00 |
| 14 | Twin Town Glass | 844.14 | 0.00 | 0.00 |
| 15 | J & R Products, Inc. | 7,728.60 | 0.00 | 0.00 |
| 16 | Masco Cabinetry, LLC | 0.00 | 0.00 | 0.00 |
| 17 | Roger's Home Improvements, Inc. | 130,685.83 | 0.00 | 0.00 |
| 18 | F. E. Moran, Inc. Fire Protection East Coast | 74,000.00 | 0.00 | 0.00 |
| 19 | Anderson Logistics | 187.87 | 0.00 | 0.00 |
| 21 | Willco Wholesale Distributors, Inc. | 2,394.30 | 0.00 | 0.00 |
| 22 | Shelter Products, Inc. | 2,297.00 | 0.00 | 0.00 |
| 23 | UFP Granger, LLC | 58,003.01 | 0.00 | 0.00 |
| 24 | WESCO Distribution, Inc. | 63,408.39 | 0.00 | 0.00 |
| 25 | Trinity Home Center | 29,691.84 | 0.00 | 0.00 |
| 26 | VFP Fire Systems | 0.00 | 0.00 | 0.00 |
| 27 | UFP Eastern Division, Inc. | 32,869.60 | 0.00 | 0.00 |
| 28 | Morsches Lumber, Inc. | 12,870.90 | 0.00 | 0.00 |
| 30 | Northstar Homes, Inc. | 6,283.13 | 0.00 | 0.00 |
| 31 | Northstar Homes, Inc. | 69,865.87 | 0.00 | 0.00 |
| 32 | David and Jacqueline Askew | 24,000.00 | 0.00 | 0.00 |
| 33 | Jeffers Crane Service, Inc. | 18,375.20 | 0.00 | 0.00 |
| 34 | Designer Homes & Development, Inc. | 4,500.00 | 0.00 | 0.00 |
| 35 | Hahn Systems, LLC | 10,160.71 | 0.00 | 0.00 |
| 36 | U. S. Bank, N.A. | 53,766.58 | 0.00 | 0.00 |
| 37 | South Park Homes, Inc. | 12,985.05 | 0.00 | 0.00 |

| Claim No. | Claimant | Allowed Amount of Claim | Interim Payments to Date | Proposed Payment |
|-----------|-------------------------------------|-------------------------|--------------------------|------------------|
| 38 | The Sherwin-Williams Company | 7,315.02 | 0.00 | 0.00 |
| 39 | Elite Mobile Transport, LLC | 23,271.53 | 0.00 | 0.00 |
| 40 | Ferguson Enterprises, Inc. | 43,193.20 | 0.00 | 0.00 |
| 43 | MFT Logistics | 116,102.40 | 0.00 | 0.00 |
| 44 | United Telephone Company of Indiana | 2,512.88 | 0.00 | 0.00 |
| 45 | Titanium Builders, LLC | 0.00 | 0.00 | 0.00 |
| 46 | Citizens Bank, N.A. | 758,314.23 | 0.00 | 0.00 |

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

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 |
|-----------|----------|-------------------------|--------------------------|------------------|
| None | | | | |

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 \$25.00 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 |
|-----------|---------------------------------|-------------------------|--------------------------|------------------|
| 41U | Tennessee Department of Revenue | 25.00 | 0.00 | 0.00 |

| | | |
|---|----|-------------|
| Total to be paid for subordinated claims: | \$ | <u>0.00</u> |
| Remaining balance: | \$ | <u>0.00</u> |

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.