

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF DELAWARE**

In re: EXCEL HOMES OF VIRGINIA LLC

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Case No. 16-11172-KBO

Debtor(s)

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**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



Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Accountant for Trustee, Expenses - Giuliano, Miller & Co., LLC	1,123.17	1,075.97	47.20
Charges, U.S. Bankruptcy Court	3,115.00	0.00	3,115.00
Bond Payments - International Sureties, Ltd	1,023.09	1,023.09	0.00
Costs to Secure/Maintain Property - Hill Archive	553.66	0.00	553.66
Costs to Secure/Maintain Property - Donald E. Lorton, Jr.	3,183.00	3,183.00	0.00
Costs to Secure/Maintain Property - Gerald Wagner	255.00	255.00	0.00
Other Chapter 7 Administrative Expenses - AON Risk Services, Inc. of Florida	2,066.66	2,066.66	0.00
Attorney for Trustee Fees (Other Firm) - Flaster Greenberg	633.88	633.88	0.00
Attorney for Trustee Fees (Other Firm) - Cozen O'Connor	88,905.69	86,914.73	1,990.96
Attorney for Trustee Expenses (Other Firm) - Flaster Greenberg	43.55	43.55	0.00
Attorney for Trustee Expenses (Other Firm) - Cozen O'Connor	2,119.71	1,001.53	1,118.18
Arbitrator/Mediator for Trustee Fees - The Bifferato Firm	5,250.00	5,250.00	0.00
Other Professional's Expenses - JNR Adjustment Company, Inc.	300.00	300.00	0.00

Total to be paid for chapter 7 administrative expenses: \$ 45,319.16  
Remaining balance: \$ 91,300.24

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: \$ 91,300.24

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$4,545,118.75 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	91,229.44
18P	Internal Revenue Service	337.06	0.00	0.00
28	Custom Modular Direct, LLC	0.00	0.00	0.00
30	Kenneth Wayne Short	2,560.00	0.00	51.49
33	Harry Mickens	0.00	0.00	0.00
33 -2	Harry Mickens	960.00	0.00	19.31
36	South Carolina Department of Revenue	500.00	0.00	0.00
38P	Industrial Leasing, LLC	0.00	0.00	0.00
39	Tennessee Department of Revenue	3,385.00	0.00	0.00
40P	Tennessee Department of Revenue	502.67	0.00	0.00
41P	James Daniel Hobbs	0.00	0.00	0.00
52	Mississippi Dept. of Revenue	300.00	0.00	0.00
FICAER	EFTPS	218.24	0.00	0.00
FUTA	EFTPS	211.20	0.00	0.00
MEDIE R	EFTPS	51.04	0.00	0.00

Total to be paid for priority claims: \$ 91,300.24  
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 \$6,464,622.16 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
INDLEA SE	Industrial Leasing, LLC	6,077.97	0.00	0.00
1	Penn Fire Protection, Inc.	12,284.55	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2	Valley Fasteners Company, Inc.	5,801.27	0.00	0.00
3	Nicholls Construction, Inc.	6,000.00	0.00	0.00
4	Heister House Millworks, Inc.	0.00	0.00	0.00
5	Sporoco, Inc.	0.00	0.00	0.00
6U	Champion Home Builders, Inc.	4,569,153.23	0.00	0.00
7	Top Notch Construction	19,044.55	0.00	0.00
8	Continental Building Products	41,766.24	0.00	0.00
9	Building System Engineering, LLC	8,800.00	0.00	0.00
10	Masco Cabinetry, LLC	0.00	0.00	0.00
11	Roger's Home Improvements, Inc.	130,685.83	0.00	0.00
12	Cundiff Heating & Air Conditioning, Inc.	15,700.00	0.00	0.00
13	Andersen Logistics	15,005.34	0.00	0.00
14	Scearce's Home Improvements, Inc.	62,642.00	0.00	0.00
14	Kenneth Wayne Short	0.00	0.00	0.00
15	Cundiff Trucking, Inc.	13,750.00	0.00	0.00
16	UFP New London, LLC	248,732.20	0.00	0.00
17	Deanna Conner	0.00	0.00	0.00
19	UFP Eastern Division, Inc.	32,869.60	0.00	0.00
20	Quality Mechanical Contracting, LLC	2,770.02	0.00	0.00
21	Drafting & Technical Supplies, Inc.	2,625.71	0.00	0.00
22	The United Telephone Company of Pennsylvania, LLC	2,864.64	0.00	0.00
23	CenturyLink Communications, LLC	5,735.04	0.00	0.00
24	Headwater Homes	2,202.50	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
25	CMC Supply, Inc. (Rocky Mount Supply)	176,656.59	0.00	0.00
26	Seven D Truss, LP	0.00	0.00	0.00
27	Seven D Wholesale of Maryland, LLC	21,473.22	0.00	0.00
28	Custom Modular Direct, LLC	26,693.33	0.00	0.00
29	Diamond Hill Plywood Company, Inc.	35,505.86	0.00	0.00
30	Kenneth Wayne Short	0.00	0.00	0.00
31	Kenneth Wayne Short	1,097.50	0.00	0.00
32	ABC Supply Company, Inc.	30,194.17	0.00	0.00
34	Randolph-Bundy, Inc.	88,088.32	0.00	0.00
35	Ralph M. Construction, Inc.	19,300.00	0.00	0.00
37	Commonwealth of Kentucky Dept. of Revenue	0.00	0.00	0.00
38U	Industrial Leasing, LLC	12,155.94	0.00	0.00
41U	James Daniel Hobbs	0.00	0.00	0.00
42	Beacon Sales Acquisition, Inc.	77,149.49	0.00	0.00
43	Roadmasters Transport Co.	5,600.00	0.00	0.00
44	Wells Fargo Vendor Financial Services, LLC	1,778.04	0.00	0.00
45	Wells Fargo Vendor Financial Services, LLC	1,297.02	0.00	0.00
46	Wells Fargo Vendor Financial Services, LLC	1,203.77	0.00	0.00
47	Wells Fargo Vendor Financial Services, LLC	3,603.99	0.00	0.00
48	Citizens Bank, N.A.	758,314.23	0.00	0.00
FICAER	EFTPS	0.00	0.00	0.00
FUTA	EFTPS	0.00	0.00	0.00
MEDIE R	EFTPS	0.00	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 \$18,940.24 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
49	Laird Controls North America, Inc.	3,680.24	0.00	0.00
50	Countryside Developers, LTD	11,000.00	0.00	0.00
51	Guy M. Turner, Inc.	4,260.00	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 \$109.26 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
18U	Internal Revenue Service	84.26	0.00	0.00
40U	Tennessee Department of Revenue	25.00	0.00	0.00

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

Prepared By: /s/ Alfred T. Giuliano

Trustee

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2301 E. Evesham Road  
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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.