

**Fill in this information to identify the case:**Debtor Wellmade Floor Coverings International, Inc.United States Bankruptcy Court for the: Northern District of Georgia  
(State)Case number 25-58764**Modified Official Form 410  
Proof of Claim****04/25**

**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 or 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?	JERRY AND DEBORAH IVY FAMILY TRUST  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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	<b>Where should notices to the creditor be sent?</b>  JERRY AND DEBORAH IVY FAMILY TRUST DEBORAH J IVY, TRUSTEE 450 FERGUSON DRIVE MOUNTAIN VIEW, CA 94043, United States  Contact phone <u>6508231922</u> Contact email <u>ivyd@autochlor.com</u>  Uniform claim identifier (if you use one): _____	<b>Where should payments to the creditor be sent? (if different)</b>  _____ Contact phone _____ Contact email _____
4. Does this claim amend one already filed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on <u>October 17/2025</u> MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Who made the earlier filing? <u>JERRY AND DEBORAH IVY FAMILY TRUST</u>	



**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

<b>6. Do you have any number you use to identify the debtor?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor:   __ __ __ __
<b>7. How much is the claim?</b>	\$ <u>670254.93</u> <b>Does this amount include interest or other charges?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
<b>8. What is the basis of the claim?</b>	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.  <u>rejected lease claim under 502b6</u>
<b>9. Is all or part of the claim secured?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. The claim is secured by a lien on property.  <b>Nature or property:</b>  <input type="checkbox"/> Real estate: If the claim is secured by the debtor's principle residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> .  <input type="checkbox"/> Motor vehicle  <input type="checkbox"/> Other. Describe: _____  <b>Basis for perfection:</b> _____ 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.)  <b>Value of property:</b> \$ _____ <b>Amount of the claim that is secured:</b> \$ _____ <b>Amount of the claim that is unsecured:</b> \$ _____ (The sum of the secured and unsecured amount should match the amount in line 7.)  <b>Amount necessary to cure any default as of the date of the petition:</b> \$ _____  <b>Annual Interest Rate</b> (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable
<b>10. Is this claim based on a lease?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. <b>Amount necessary to cure any default as of the date of the petition.</b> \$ <u>0</u>
<b>11. Is this claim subject to a right of setoff?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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 all that apply:

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

Amount entitled to priority

\$ \_\_\_\_\_

☐ Up to \$3,800\* 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 \$17,150\*) 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)( ) that applies.

\$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ \_\_\_\_\_

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)(3) 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 acknowledgement 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 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 11/24/2025  
MM / DD / YYYY

/s/DEBORAH J IYV  
Signature

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

Name DEBORAH J IYV  
First name Middle name Last name

Title TRUSTEE

Company JERRY AND DEBORAH IVY FAMILY TRUST  
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address \_\_\_\_\_

Contact phone \_\_\_\_\_ Email \_\_\_\_\_



# Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 812-2297 | International (781) 575-4050

<b>Debtor:</b> 25-58764 - Wellmade Floor Coverings International, Inc.		
<b>District:</b> Northern District of Georgia, Atlanta Division		
<b>Creditor:</b> JERRY AND DEBORAH IVY FAMILY TRUST DEBORAH J IVY, TRUSTEE 450 FERGUSON DRIVE  MOUNTAIN VIEW, CA, 94043 United States <b>Phone:</b> 6508231922 <b>Phone 2:</b> 6509673085 <b>Fax:</b> 6502105555 <b>Email:</b> ivyd@autochlor.com	<b>Has Supporting Documentation:</b> Yes, supporting documentation successfully uploaded <b>Related Document Statement:</b>	
	<b>Has Related Claim:</b> Yes <b>Related Claim Filed By:</b> JERRY AND DEBORAH IVY FAMILY TRUST	
	<b>Filing Party:</b> Creditor	
<b>Other Names Used with Debtor:</b>	<b>Amends Claim:</b> Yes, October 17/2025 <b>Acquired Claim:</b> No	
<b>Basis of Claim:</b> rejected lease claim under 502b6	<b>Last 4 Digits:</b> No	<b>Uniform Claim Identifier:</b>
<b>Total Amount of Claim:</b> 670254.93	<b>Includes Interest or Charges:</b> No	
<b>Has Priority Claim:</b> No	<b>Priority Under:</b>	
<b>Has Secured Claim:</b> No <b>Amount of 503(b)(9):</b> No <b>Based on Lease:</b> Yes, 0 <b>Subject to Right of Setoff:</b> No	<b>Nature of Secured Amount:</b> <b>Value of Property:</b> <b>Annual Interest Rate:</b> <b>Arrearage Amount:</b> <b>Basis for Perfection:</b> <b>Amount Unsecured:</b>	
<b>Submitted By:</b> DEBORAH J IVY on 24-Nov-2025 2:39:57 p.m. Pacific Time <b>Title:</b> TRUSTEE <b>Company:</b> JERRY AND DEBORAH IVY FAMILY TRUST		

## EXHIBIT A

**Wellmade Rejected Lease Claim**  
**Jerry and Deborah Family Trust**  
**LEASE REJECTION DATE - DECEMBER 1, 2025**

TENANT	Lease expiration date	15-Feb-33
Wellmade Floor Coverings Intl., Inc.		
Bankruptcy number 25-58764		

	Base Rent	CAM Est*	Monthly Pymt	# of Months	Total for Period
Dec, 2025-Feb, 2026	38,192.40	10,523.30	48,715.70	3	146,147.10
Mar, 2026-Feb, 2027	39,338.17	10,797.54 <i>projected</i>	50,135.71	12	601,628.52
Mar, 2027-Feb, 2028	40,518.32	11,000.00 <i>est</i>	51,518.32	12	618,219.84
Mar, 2028-Feb, 2029	41,733.87	11,500.00 <i>est</i>	53,233.87	12	638,806.44
Mar, 2029-Feb, 2030	42,985.89	12,000.00 <i>est</i>	54,985.89	12	659,830.68
Mar, 2030-Feb, 2031	44,275.47	12,500.00 <i>est</i>	56,775.47	12	681,305.60
Mar, 2031-Feb, 2032	45,603.73	13,000.00 <i>est</i>	58,603.73	12	703,244.77
Mar, 2032-Feb, 2033	46,971.84	13,500.00 <i>est</i>	60,471.84	12	725,662.11
					4,774,845.06
	claim for the higher amount		15% or remaining rent		716,226.76
			1 year's rent		597,368.49

\* NNN lease - CAM estimate includes operating expenses, insurance and real estate taxes

Security Deposit being held	45,971.83
Net Claim	670,254.93

Schedule for Proof of Claim of  
Jerry and Deborah Ivy Family Trust

In re: Wellmade Floor Coverings International, Inc.

Chapter 11 - case No. 25-58764

United States Bankruptcy Court for the Northern District of Georgia

This Schedule supplements the information stated on the accompanying Proof of Claim and shall constitute a part of the Proof of Claim.

1. Basis for the Claim

Wellmade Floor Coverings International, Inc. (the "Debtor"), as Tenant, leases that certain premises know as 19150 SW 125<sup>th</sup> Court, Tualatin, OR 97062 (the "Premises") from Landlord pursuant an unexpired nonresidential real property lease (as may have been amended from time to time, the "Lease"). A true and correct copy of the Lease is available upon request and was previously submitted to the Court. On August 4, 2025 (the "Petition Date"), the Debtor and certain of its affiliates filed voluntary petitions for relief (the "Chapter 11 Cases") under chapter 11 of title 11 of the United States Code, 11 U.S.C. 101, et seq. (as amended, the "Bankruptcy Code") in the United States Bankruptcy Court for the Northern District of Georgia (the "Court"), which Chapter 11 Cases are being administered under Case No. 25-58764 SMS entitled *In re Wellmade Floor Coverings International, Inc., et al*

On December 2, 2025, the Bankruptcy Court will hear the Proposed Order to (I) Authorize Rejection of Certain Unexpired Leases, in Case Effective as of the Rejection Date; and whether to (II) Grant Related Relief [Docket Nos. 263 and 265], pursuant to which the referenced Lease is to be rejected effective December 1, 2025 (the "Rejection Date").

11. Calculation and Classification of the Claim

As of the Rejection Date, the Debtor does not owe Creditor any back charges save the final reconciliation of Estimated CAM expenses for the 2025 year, the net amount yet to be determined.

In addition, Landlord is entitled to rejection damages as a result of the Debtor's rejection of the Lease. Landlord's rejection claim is limited to the greater of 15% of the total amount of the rent reserved under the Lease that would be due during the remaining term of the Lease, not to exceed three years, or one year's rent under the Lease. 11 U.S.C. 502(b)(6). Here, Landlord's greater claim for rejection damages is 15% of the remaining Lease amounts under the Lease, or

**\$670,254.93** (the "The Rejection Claim"). Information supporting the calculation of the Rejection Claim is attached hereto as Exhibit A.

### III. Reservation of Rights

Landlord reserves the right to supplement and/or amend this Claim to include amounts not stated above, including, without limitation, costs, expenses, attorneys' fees, and any other charges or amounts due, as appropriate, under applicable bankruptcy and non-bankruptcy law. Landlord reserves all of its rights and remedies, including, without limitation, the right to amend this Claim from time to time to reflect additional charges, adjustments, and the like, due and payable under the Lease, as the same become quantified, known or available. Landlord further reserves the right to assert further and other claims, including administrative claims for post petition rent and other charges that are or become due under the Lease.

Landlord also reserves the right to amend this Claim (and any other Proof of Claim that it files, has filed or may file in the Debtor's Bankruptcy case) to make such claim a secured claim by virtue of Landlord's right to setoff, offset or recoup the amount thereof under 11 U. S. C. code 553 or otherwise, or to otherwise assert a defense of setoff, offset and/or recoupment against any claims, defenses or offsets that the Debtor or any other party may assert against Landlord.