IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re AMERICAN SIGNATURE, INC., *et al.*,[1] Debtors.	Chapter 11 Case Nos. 25-12105 (JKS), *et seq.* (Jointly Administered)

2015 WESEL BOULEVARD, LLC'S RESPONSE TO DEBTOR'S FIRST NOTICE OF SATISFACTION OF ADMINISTRATIVE CLAIM

Creditor, 2015 Wesel Blvd., LLC (**"2015 Wesel**"), by its undersigned attorneys, responds to the Debtor's First Notice of Administrative Claims Satisfied in Full [D.E. # 1031] ("**Notice of Satisfaction**") filed by the debtors American Signature, Inc. and its affiliated debtors (the "**Debtors**"), as follows:

1. On November 22, 2025, the Debtors commenced this case by filing voluntary petitions for relief under Chapter 11 of the Bankruptcy Code. Since the Petition Date, the Debtors have managed their affairs and remained in possession of their assets as debtors in possession pursuant to 11 U.S.C. §§ 1107 and 1108.

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: American Signature, Inc. (6162); American Signature Home Inc. (8573); American Signature USA Inc. (6162); ASI Pure Promise Insurance LLC (6162); ASI Elston LLC (7520); ASI - Laporte LLC (6162); ASI Polaris LLC (6162); ASI Thomasville LLC (6162); and American Signature Woodbridge LLC (6162). The Debtors' business address is 4300 E. 5th Avenue, Columbus, OH 43235.

2. On April 22, 2026, 2015 Wesel filed an administrative priority proof of claim (Claim No. 11143) asserting a claim in the amount of $29,864.67 calculated as follows:

Post-Petition Unpaid Rent

Rent (11/23/25 – 11/30/25)	$ 5,871.50
Real Estate Taxes (11/23/25 – 02/28/26)	$16,989.55
CAM (11/23/25 – 12/31/25)	$ 2,642.56
CAM (01/01/26 – 02/28/26)	$ 4,361.06
Total	$29,864.67

3. On May 5, 2026, the Debtors paid $5,871.50 to 2015 Wesel in postpetition stub rent.

4. On August 28, 2026, the Debtors filed the Notice of Satisfaction, which asserts (correctly) that the Debtors paid the $5,871.50 in stub rent. In the Notice of Satisfaction, the Debtors further assert that they lack sufficient invoices or other information to permit review by the Debtors.

5. Attached to this response are invoices and other documents substantiating the validity of the real estate and CAM charges. **Exhibit 1** substantiates the prorated post-petition real estate taxes. **Exhibits 2 and 3** substantiate the prorated post-petition CAM charges.

Real Estate Taxes (11/23/25 – 02/28/26 – 97 days x $175.15)	$16,989.55
CAM (11/23/25 – 12/31/25)	$ 2,642.56
CAM (01/01/26 – 02/28/26)	$ 4,361.06
Total	$23,993.17

WHEREFORE, 2015 Wesel requests that the Court (i) allow 2015 Wesel an administrative expense priority claim in the amount of $29,864.67, permitting the claims agent to mark $5,871.50 of such claim as satisfied and leaving $23,993.17 unpaid; and (ii) grant 2015 Wesel such further relief as this Court deems just and proper.

Dated: September 15, 2026
Wilmington, Delaware

Respectfully submitted,

HILLER LAW, LLC

/s/ Adam Hiller

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Attorneys for 2015 Wesel Boulevard, LLC

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re AMERICAN SIGNATURE, INC., *et al.*,[1] Debtors.	Chapter 11 Case Nos. 25-12105 (JKS), *et seq.* (Jointly Administered)

ORDER ALLOWING
ADMINISTRATIVE CLAIM OF 2015 WESEL BLVD., LLC

UPON CONSIDERATION of the Debtor's First Notice of Administrative Claims Satisfied in Full [D.E. # 1031] ("Notice of Satisfaction") filed by the debtors American Signature, Inc. and its affiliated debtors (the "Debtors") and the response to the Notice of Satisfaction (the "Response") filed by 2015 Wesel Blvd., LLC ("2015 Wesel Blvd."); and for the reasons set forth in the Response; it is HEREBY ORDERED as follows:

1. The Response is SUSTAINED, and the Notice of Satisfaction is OVERRULED in part. All capitalized terms not otherwise defined herein shall have the respective meanings set forth in the Response.

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: American Signature, Inc. (6162); American Signature Home Inc. (8573); American Signature USA Inc. (6162); ASI Pure Promise Insurance LLC (6162); ASI Elston LLC (7520); ASI - Laporte LLC (6162); ASI Polaris LLC (6162); ASI Thomasville LLC (6162); and American Signature Woodbridge LLC (6162). The Debtors' business address is 4300 E. 5th Avenue, Columbus, OH 43235.

2. Pursuant to Claim No. 11143 on the claims agent's claims register, 2015 Wesel is allowed an administrative expense claim in the amount of $29,864.67. The claims agent shall mark $5,871.50 of such claim satisfied and the $23,993.17 balance is unpaid as of the date hereof.

3. The Court retains jurisdiction to interpret and enforce the terms of this order.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on September 15, 2026, I caused copies of the foregoing Response To Debtor's First Notice Of Satisfaction Of Administrative Claim to be served via electronic mail upon Laura Davis Jones, Esq. (ljones@pszjlaw.com) and Timothy P. Cairns, Esq. (tcairns@pszjlaw.com).

Dated: September 15, 2026
Wilmington, Delaware

/s/ Adam Hiller

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