

**Fill in this information to identify the case:**

Debtor Premier Kings of North Alabama, LLC

United States Bankruptcy Court for the: Northern District of Alabama  
(State)

Case number 23-02873

## Official Form 410

## Proof of Claim

04/22

**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?	<u>BK Collinsville, LLC</u> 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?	<b>Where should notices to the creditor be sent?</b> BK Collinsville, LLC 4615 University Drive Coral Gables, FL 33146, US  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)  Contact phone <u>3057997305</u> Contact email <u>mlj515@bellsouth.net</u>	<b>Where should payments to the creditor be sent? (if different)</b>   Contact phone _____ Contact email _____  Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



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

6. Do you have any number you use to identify the debtor? ☒ No  
☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: \_\_\_\_

7. How much is the claim? \$ 20276.31. Does this amount include interest or other charges?  
☐ No  
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? 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.

Lease payment, Interest and fees, Reimbursement of 2023 Property Taxes

9. Is all or part of the claim secured? ☒ No  
☐ Yes. The claim is secured by a lien on property.  
**Nature or property:**  
☐ Real estate: If the claim is secured by the debtor's principle residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.  
☐ Motor vehicle  
☐ Other. Describe: \_\_\_\_\_  
**Basis for perfection:** \_\_\_\_\_  
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.)  
**Value of property:** \$ \_\_\_\_\_  
**Amount of the claim that is secured:** \$ \_\_\_\_\_  
**Amount of the claim that is unsecured:** \$ \_\_\_\_\_ (The sum of the secured and unsecured amount should match the amount in line 7.)  
**Amount necessary to cure any default as of the date of the petition:** \$ \_\_\_\_\_  
**Annual Interest Rate** (when case was filed) \_\_\_\_\_ %  
☐ Fixed  
☐ Variable

10. Is this claim based on a lease? ☐ No  
☒ Yes. Amount necessary to cure any default as of the date of the petition. \$ 20276.31

11. Is this claim subject to a right of setoff? ☒ No  
☐ 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 \$3,350\* 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 \$15,150\*) 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 4/01/25 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)(2) 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 12/05/2023  
MM / DD / YYYY

/s/Maria Ambros  
Signature

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

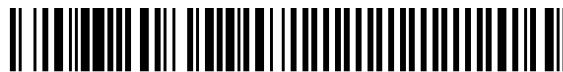
Name Maria Ambros  
First name Middle name Last name

Title Manager

Company BK Collinsville, LLC  
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address \_\_\_\_\_

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



# KCC ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 927-7089 | International (310) 751-2656

<b>Debtor:</b> 23-02873 - Premier Kings of North Alabama, LLC <b>District:</b> Northern District of Alabama, Birmingham Division		
<b>Creditor:</b> BK Collinsville, LLC 4615 University Drive  Coral Gables, FL, 33146 US <b>Phone:</b> 3057997305 <b>Phone 2:</b> 3057997305 <b>Fax:</b>  <b>Email:</b> mlj515@bellsouth.net	<b>Has Supporting Documentation:</b> Yes, supporting documentation successfully uploaded <b>Related Document Statement:</b>	
	<b>Has Related Claim:</b> No <b>Related Claim Filed By:</b>	
	<b>Filing Party:</b> Creditor	
<b>Other Names Used with Debtor:</b>	<b>Amends Claim:</b> No <b>Acquired Claim:</b> No	
<b>Basis of Claim:</b> Lease payment, Interest and fees, Reimbursement of 2023 Property Taxes	<b>Last 4 Digits:</b> No	<b>Uniform Claim Identifier:</b>
<b>Total Amount of Claim:</b> 20276.31	<b>Includes Interest or Charges:</b> Yes	
<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, 20276.31 <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> Maria Ambros on 05-Dec-2023 1:23:24 p.m. Eastern Time <b>Title:</b> Manager <b>Company:</b> BK Collinsville, LLC		

# BK Collinsville, LLC

4615 University Drive  
Coral Gables, FL 33146  
(305) 662-9232

# INVOICE

**DATE:** December 6, 2023  
**INVOICE #** 1252023  
**FOR:** **Late Rent Fees  
& Interest**

**Bill To:**

Premier Kings, Inc. - Attn: Cassie Wilson Dolby  
3300 Eastern Blvd.  
Montgomery, AL 36116

- Attn: Cassie Wilson Dolby  
[cassie@premierkings.com](mailto:cassie@premierkings.com)

DESCRIPTION	AMOUNT
<b><u>December 2023</u></b>	
Rent due for the month	\$10,350.00
Rent - Received 12/2/23	-\$10,350.00
	<b>\$0.00</b>
<b><u>November 2023</u></b>	
Rent due for the month	\$10,350.00
Rent - Received November 6, 2023	-\$10,350.00
<b>5 days late</b> (10% per annum)	\$14.18
Late charges for the Month (5% of Rent)	<u>\$517.50</u>
	<b>\$531.68</b>
<b><u>October 2023</u></b>	
Rent due for the month	\$10,350.00
<b>Rent - Not yet Received</b>	\$0.00
64 days late so Far (10% per annum)	\$181.48
Late charges for the Month (5% of Rent)	<u>\$517.50</u>
	<b>\$11,048.98</b>
<b><u>September 2023</u></b>	
Rent due for the month	\$10,350.00
Rent Received on September 16, 2023	-\$10,350.00
16 days late (10% per annum)	\$45.37
Late charges for the Month (5% of Rent)	<u>\$517.50</u>
	<b>\$562.87</b>
<b><i>As per your contract, Rent is due on or before the the First (1st) of each month, and must be received by the Fifth (5th) to avoid Late Fees &amp; Interest.</i></b>	
<b><u>2022 Property Taxes - Taxes Due on December 1, 2023</u></b>	<b>\$7,737.43</b>
Taxes - Not Yet Received Payment	\$0.00
4 days late (10% per annum)	\$8.48
Late charges for the Month (5% of Taxes Due)	<u>\$386.87</u>
	<b>\$8,132.78</b>
<b><i>As per your contract, Landlord to be reimbursed within 30 days....December 1, 2023 Premier Kings Sent Invoice on October 22, 2023 via email</i></b>	
<b>TOTAL BALANCE DUE NOW</b>	<b>\$20,276.31</b>