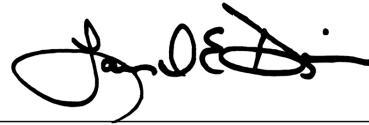


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Honorable Laurel E. Davis  
United States Bankruptcy Judge



Entered on Docket  
February 23, 2015

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**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:  
  
AMERI-DREAM REALTY, LLC,  
  
Debtor.

Case No. BK-S-15-10110-LED  
Chapter 7

**AMENDED ORDER GRANTING  
OMNIBUS MOTION OF THE CHAPTER  
7 TRUSTEE FOR ENTRY OF ORDER  
AUTHORIZING REJECTION OF  
EXECUTORY CONTRACTS  
[PROPERTY MANAGEMENT  
AGREEMENTS] PURSUANT TO 11  
U.S.C. § 365(a)**

Date of Hearing: February 17, 2015  
Time of Hearing: 2:30 p.m.  
Place: Courtroom No. 3, Third Floor  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

Judge: Honorable Laurel E. Davis

This matter came before this Court on the *Omnibus Motion of the Chapter 7 Trustee for Entry of Order Authorizing the Rejection of Executory Contracts [Property Management*

1 *Agreements] Pursuant to 11 U.S.C. § 365(a)* (the “Motion”) [ECF No. 77]<sup>1</sup>, filed on February 5,  
2 2015, filed by Victoria L. Nelson, the Chapter 7 Trustee in the above-captioned bankruptcy case  
3 (the “Trustee”), by and through her proposed counsel of record, Jacob L. Houmand, Esq. of the  
4 Law Firm of Nelson & Houmand, P.C.<sup>2</sup> The Motion sought authority to reject certain property  
5 management agreements (the “Property Management Agreements”) that were entered into  
6 between Ameri-Dream Realty, LLC (the “Debtor”) and certain real property owners throughout  
7 Las Vegas, Nevada pursuant to 11 U.S.C. § 365(a).

8 Jacob L. Houmand, Esq. appeared on behalf of the Trustee. All other appearances were  
9 noted on the record.

10 The Court reviewed the Motion, the *Ex Parte Application for Leave to Reject More than*  
11 *One Hundred (100) Executory Contracts in a Single Motion Pursuant to Federal Rule of*  
12 *Bankruptcy Procedure 6006(f)* [ECF No. 20], the *Declaration of Victoria L. Nelson In Support of*  
13 *Ex Parte Motion for Leave to Reject More than One Hundred (100) Executory Contracts in a*  
14 *Single Motion Pursuant to Federal Rule of Bankruptcy Procedure 6006(f)* [ECF No. 21], the  
15 *Order Granting Ex Parte Motion For Leave To Reject More Than One Hundred (100) Executory*  
16 *Contracts In A Single Motion Pursuant To Federal Rule Of Bankruptcy Procedure 6006(f)* [ECF  
17 No. 24], the *Declaration of Victoria L. Nelson In Support of Omnibus Motion of the Chapter 7*  
18 *Trustee for Entry of Order Authorizing Rejection of Executory Contracts Pursuant to 11 U.S.C.*  
19 *365(a)* [ECF No. 78], the *Joinder and Request to Include Additional Property Management*  
20 *Agreements* (the “Joinder”) [ECF No. 102], the exhibits attached thereto, and all of the pleadings  
21 and papers on file herein. Based on this review and consideration, the arguments presented by  
22 counsel at the hearing on the Motion, and good cause appearing, it is hereby,

23 **ORDERED** that the Motion is **GRANTED** in its entirety; and

24 . . .

25 \_\_\_\_\_

26 <sup>1</sup> In this Order, all references to “ECF No.” are to the numbers assigned to the documents filed in  
27 the case as they appear on the docket maintained by the clerk of the court.

28 <sup>2</sup> All defined terms in this Order shall have the same meaning ascribed to them in the Motion  
unless otherwise provided herein.

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1 **IT IS FURTHER ORDERED** that the Property Management Agreements identified in  
2 Exhibit “1” attached to the Motion, a copy of which is attached hereto and marked as **Exhibit**  
3 **“1”**, shall be rejected pursuant to 11 U.S.C. § 365(a).

4 **IT IS FURTHER ORDERED** that the Property Management Agreements identified in  
5 the Joinder, a copy of which is attached hereto and marked as **Exhibit “2”**, shall be rejected  
6 pursuant to 11 U.S.C. § 365(a).

7 **IT IS FURTHER ORDERED** that the Trustee shall be permitted to reject additional  
8 Property Management Agreements pursuant to 11 U.S.C. § 365(a) that were not identified in  
9 either the Motion or Joinder by filing a Supplement to the Motion identifying the Property  
10 Management Agreements at issue and uploading a corresponding Order with the Court.

11 **IT IS SO ORDERED.**

12 Prepared and Submitted By:

13 **NELSON & HOUMAND, P.C.**

14  
15 /s/ Jacob L. Houmand  
16 Jacob L. Houmand, Esq. (NV Bar No. 12781)  
17 3900 Paradise Road; Suite U  
18 Las Vegas, Nevada 89169-0903  
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19 *[Proposed] Counsel for Victoria L. Nelson, Chapter 7 Trustee*

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**RULE 9021 CERTIFICATE**

In accordance with Local Rule 9021, counsel submitting this document certifies that the order accurately reflects the court’s ruling and that (check one):

The Court has waived the requirements set forth in LR 9021(b)(1).

No party appeared at the hearing or filed an objection to the motion.

I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below:

**Approved As To Form And Content**

**Approved As To Form And Content**

/s/ Cami M. Perkins

/s/ Tara D. Newberry

Richard F. Holley, Esq. (NV Bar No. 3077)  
Ogonna M. Atamoh, Esq. (NV Bar No. 7589)  
Cami M. Perkins, Esq. (NV Bar No. 9149)  
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Paul R. Connaghan, Esq. (NV Bar No. 3229)  
CONNAGHAN NEWBERRY LAW FIRM  
7854 West Sahara Avenue  
Las Vegas, Nevada 89117  
*Attorneys for Unsecured Creditors<sup>4</sup>*

**Approved As To Form And Content**

/s/ Ryan J. Works

Ryan J. Works, Esq. (NV Bar No. 9224)  
MCDONALD CARANO WILSON, LLP  
2300 West Sahara Avenue, Suite 1200  
Las Vegas, Nevada 89102  
*Counsel for Ameri-Dream Realty, LLC,  
Chapter 7 Debtor*

<sup>3</sup> The phrase “Homeowners Group of 28” shall have the same meaning ascribed to it in the Notice of Appearance and Request for Special Notice [ECF No. 13].

<sup>4</sup> The phrase “Unsecured Creditors” shall have the same meaning ascribed to it in the following documents: (1) the Request for Special Notice [ECF No. 14] and (2) the Notice of Appearance and Request for Special Notice [ECF No. 101].

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I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to Local Rule 9014(g), and that no party has objected to the form or content of the order.

**NELSON & HOUMAND, P.C.**

/s/ Jacob L. Houmand  
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*Counsel for Victoria L. Nelson, Chapter 7  
Trustee*

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