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5 *[Proposed] Counsel for Victoria L. Nelson, Chapter 7 Trustee*

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8 **UNITED STATES BANKRUPTCY COURT**  
9 **DISTRICT OF NEVADA**

10 In re:  
11 AMERI-DREAM REALTY, LLC,  
12 Debtor.

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

**EX PARTE APPLICATION FOR ORDER  
SHORTENING TIME ON APPLICATION  
FOR ORDER LIMITING NOTICE AND  
MEMORANDUM OF POINTS AND  
AUTHORITIES IN SUPPORT THEREOF**

Date of Hearing: *OST Pending*  
Time of Hearing: *OST Pending*  
Place: Courtroom No. 3, Third Floor  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

Judge: Honorable Laurel E. Davis

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20 Victoria L. Nelson, the appointed Chapter 7 Trustee in the above-captioned bankruptcy  
21 case (the "Trustee"), by and through her proposed attorney of record Jacob L. Houmand, Esq. of  
22 the law firm of Nelson & Houmand, P.C., hereby files Ex Parte Application for Order Shortening  
23 Time on Application for Order Limiting Notice and Memorandum of Points and Authorities In  
24 Support Thereof (the "Application").<sup>1</sup>

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26 <sup>1</sup> Unless otherwise indicated, all chapter and section references are to the Bankruptcy Code, 11  
27 U.S.C. §§ 101-1532, and to the Federal Rules of Bankruptcy Procedure, Rules 1001-9037. The  
28 Federal Rules of Civil Procedure will be referred to as "FRCP" and the Federal Rules of  
Bankruptcy Procedure will be referred to as "FRBP." The Local Rules of Practice for the United  
States Bankruptcy Court for the District of Nevada shall be referred to as the "Local Rules".

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1 This Application is made and based upon FRBP 9006 and Local Rule 9006, the following  
2 memorandum of points and authorities, the Affidavit of Jacob L. Houmand, Esq. In Support of the  
3 Ex Parte Application for Order Shortening Time on Application for Order Limiting Notice and  
4 Memorandum of Points and Authorities In Support Thereof (the "Houmand Affidavit"), the  
5 Declaration of Victoria L. Nelson In Support of Application for Order Limiting Notice and  
6 Memorandum of Points and Authorities In Support Thereof (the "Nelson Declaration"), and the  
7 Attorney Information Sheet, all of which are filed separately and concurrently with the  
8 Application pursuant to Local Rule 9014(c)(2).

9 WHEREFORE, the Trustee respectfully requests that this Honorable Court grant this  
10 Application and issue an order shortening time to hear the Application for Order Limiting Notice  
11 and Memorandum of Points and Authorities In Support Thereof (the "Application to Limit  
12 Notice") and for such other relief as is just and proper.<sup>2</sup>

13 Dated this 5th day of February, 2015.

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

15  
16 /s/ Jacob L. Houmand  
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27 *[Proposed] Counsel for Victoria L. Nelson,*  
28 *Chapter 7 Trustee*

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<sup>2</sup> The Trustee also requests that the Court take judicial notice of all pleadings filed in the above-referenced bankruptcy case pursuant Rule of Evidence 201, incorporated by reference by Federal Rule of Bankruptcy Procedure 9017.

**MEMORANDUM OF POINTS AND AUTHORITIES**

**I. INTRODUCTION**

Ameri-Dream Realty, LLC (the “Debtor”) is a real estate brokerage firm that represented clients in the purchase and sale of real property throughout Las Vegas, Nevada. The Debtor also had a property management division that managed several thousand real properties located throughout the valley in Las Vegas, Nevada. The Debtor’s creditor matrix identifies approximately two thousand seven hundred (2,700) creditors. It is estimated that providing notice to all of the Debtor’s creditors will cost the bankruptcy estate several thousand dollars for each mailing. In order to lessen administrative expenses and increase distributions to unsecured creditors, the Trustee has filed the Application to Limit Notice.

It is necessary to have the Application heard on shortened time in order to significantly decrease administrative expenses associated with providing notice to creditors. The Trustee anticipates filing several additional pleadings that may require notice to all of the creditors including, but not limited to, the employment of an auctioneer to sell the personal property located on the Debtor’s premises. The cost to provide notice to all of the Debtor’s creditors may outweigh the net proceeds generated from any sale. An order shortening time will also not prejudice any creditors because notice of the Application to Limit Notice will be sent to the entire creditor matrix.

**II. LEGAL ARGUMENT**

Section 105 allows this Court to issue such orders as are necessary to carry out the provisions of this title. FRBP 9006(c)(1) generally permits a Bankruptcy Court, for cause shown and in its discretion, to reduce the period during which any notice is given in accordance with the Bankruptcy Rules. FRBP 9006(c)(1) provides as follows:

Except as provided in paragraph (2) of this subdivision, when an act is required or allowed to be done at or within a specified time by these rules or by a notice given thereunder or by order of court, the court for cause shown may in its discretion with or without Application or notice order the period reduced.

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1 11 U.S.C. § 105. Local Rule 9006 provides further authority for shortening the time for a  
2 hearing. Under Local Rule 9006(b), every Application for an order shortening time must be  
3 accompanied by an affidavit stating the reasons for a shortened deadline.

4 Here, the Trustee seeks an order allowing the Application to be heard on shortened time in  
5 order to streamline the administration of the Debtor's bankruptcy case and to significantly  
6 decrease administrative expenses. As set forth in the Application, it is estimated that each mailing  
7 to the Debtor's creditor body will cost the bankruptcy estate several thousand dollars. Requiring  
8 the bankruptcy estate to incur these expenses during each mailing will only result in increased  
9 administrative expenses that will lessen any ultimate distribution to unsecured creditors. The  
10 Trustee has also instituted other procedures that will effectively provide notice to the Debtor's  
11 creditors and other parties-in-interest by creating and maintaining a website that is dedicated to  
12 the Debtor's bankruptcy case. General information regarding the administration of the Debtor's  
13 bankruptcy case can be accessed at the following link: <http://nelsonhoumand.com/ameri-dream-realty-llc>. All of the documents and pleadings that are filed in the Debtor's bankruptcy case can  
14 be accessed at the following link: <http://nelsonhoumand.com/ameri-dream-realty-court-documents>. The Trustee will also update these webpages on a daily basis.

17 An order shortening time will greatly assist in the administration of the Debtor's  
18 bankruptcy case because the Trustee anticipates the need to file additional motions relating that  
19 may require notice to all of the creditors including, but not limited to, the employment of an  
20 auctioneer to sell the personal property located on the Debtor's premises. The cost to provide  
21 notice to all of the Debtor's creditors may outweigh the net proceeds generated from any sale.  
22 Allowing the Trustee to proceed in the administration of the Debtor's bankruptcy estate without  
23 the concern of such expenses will provide a significant benefit to unsecured creditors.

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III. CONCLUSION

For the foregoing reasons, the Trustee respectfully requests that this Court issue an order shortening time to hear the Application and for such other relief as is just and proper.

Dated this 5th day of February, 2015.

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

/s/ Jacob L. Houmand

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