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Honorable Laurel E. Davis  
United States Bankruptcy Judge



Entered on Docket  
February 27, 2015

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Jacob L. Houmand, Esq. (NV Bar No. 12781)  
Email: jhoumand@nelsonhoumand.com  
NELSON & HOUMAND, P.C.  
3900 Paradise Road; Suite U  
Las Vegas, Nevada 89169-0903  
Telephone: 702/720-3370  
Facsimile: 702/720-3371

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

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**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

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In re:  
  
AMERI-DREAM REALTY, LLC  
  
Debtor.

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

**ORDER GRANTING TRUSTEE'S  
APPLICATION TO (1) EMPLOY NELLIS  
AUCTION AS AUCTIONEER TO SELL  
PERSONAL PROPERTY, PAY  
COMMISSION, REIMBURSE EXPENSES  
AND (2) APPROVE THE SALE OF  
PERSONAL PROPERTY FREE AND  
CLEAR OF LIENS, CHARGES,  
INTEREST AND ENCUMBRANCES  
PURSUANT TO 11 U.S.C. § 363**

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Date of Hearing: February 25, 2015  
Time of Hearing: 1:30 p.m.  
Place: Courtroom No. 3, Third Floor  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

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Judge: Honorable Laurel E. Davis

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This matter came before this Court on the *Trustee's Application to (1) Employ Nellis Auction As Auctioneer to Sell Personal Property, Pay Commission, Reimburse Expenses and (2)*

1 *Approve the Sale of Personal Property Free and Clear of Liens, Charges, Interest and*  
2 *Encumbrances Pursuant to 11 U.S.C. § 363 (the “Application”)* [ECF No. 106]<sup>1</sup>, filed on  
3 February 17, 2015, filed by Victoria L. Nelson, the Chapter 7 Trustee in the above-captioned  
4 bankruptcy case (the “Trustee”), by and through her proposed counsel of record, Jacob L.  
5 Houmand, Esq. of the Law Firm of Nelson & Houmand, P.C.<sup>2</sup> The Application sought authority  
6 to employ Nellis Auction as auctioneer to sell the personal property located on the premises  
7 leased by Ameri-Dream Realty, LLC (the “Debtor”) located at 4875 Nevso Drive, Las Vegas,  
8 Nevada 89103 pursuant to 11 U.S.C. § 363.

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

11 The Court reviewed the Application, the *Declaration of Victoria L. Nelson In Support of*  
12 *the Trustee’s Application to (1) Employ Nellis Auction As Auctioneer to Sell Personal Property,*  
13 *Pay Commission, Reimburse Expenses and (2) Approve the Sale of Personal Property Free and*  
14 *Clear of Liens, Charges, Interest and Encumbrances Pursuant to 11 U.S.C. § 363* [ECF No. 107],  
15 the *Declaration of Kenneth Chupinsky In Support of the Trustee’s Application to (1) Employ*  
16 *Nellis Auction As Auctioneer to Sell Personal Property, Pay Commission, Reimburse Expenses*  
17 *and (2) Approve the Sale of Personal Property Free and Clear of Liens, Charges, Interest and*  
18 *Encumbrances Pursuant to 11 U.S.C. § 363* [ECF No. 108], the exhibits attached thereto, and all  
19 of the papers on file herein. Based upon this review and the findings of fact and conclusions of  
20 law placed on the record at the hearing, and incorporated herein pursuant to Federal Rule of Civil  
21 Procedure 52, made applicable to this matter pursuant to Federal Rules of Bankruptcy Procedure  
22 9014(c) and 7052, and good cause appearing, it is hereby,

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

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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.

1           **IT IS FURTHER ORDERED** that the Trustee is authorized to employ Nellis Auction to  
2 sell all of the Debtor's personal property located at 4875 Nevso Drive, Las Vegas, Nevada 89103  
3 free and clear of liens pursuant to 11 U.S.C. § 363.

4           **IT IS SO ORDERED.**

5 Prepared and Submitted By:

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

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8 /s/ Jacob L. Houmand  
9 Jacob L. Houmand, Esq. (NV Bar No. 12781)  
10 3900 Paradise Road; Suite U  
11 Las Vegas, Nevada 89169-0903  
12 Telephone:       702/720-3370  
13 Facsimile:       702/720-3371

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

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