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Electronically Filed On: March 10, 2015

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

**NOTICE OF ENTRY OF ORDER GRANTING
MOTION TO EXTEND DEADLINE TO ASSUME
OR REJECT EXECUTORY CONTRACTS
PURSUANT TO 11 U.S.C. § 365(d)(1)**

Judge: Honorable Laurel E. Davis

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16 PLEASE TAKE NOTICE that an Order Granting Motion to Extend Deadline to Assume
17 or Reject Executory Contracts Pursuant to 11 U.S.C. § 365(d)(1) [Docket No. 143] was entered
18 in the above-captioned case on March 10, 2015.

19 A copy of said Orders are attached.

20 DATED this 10th day of March, 2015.

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

/s/ Jacob L. Houmand

22 Jacob L. Houmand, Esq. (NV Bar No. 12781)
23 3900 Paradise Road; Suite U
24 Las Vegas, Nevada 89169-0903
25 Telephone: 702/720-3370
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27 *[Proposed] Counsel for Victoria L. Nelson,*
28 *Chapter 7 Trustee*

CERTIFICATE OF SERVICE

1. On March 10, 2015, I served the foregoing document(s) (*specify*):

Notice of Entry of Order Granting Motion to Extend Deadline to Assume or Reject Executory Contracts Pursuant to 11 U.S.C. § 365(d)(1) [Dkt. No. 143]

2. I served the above-named document(s) by the following means to the persons as listed below:

(Check all that apply)

a. ECF System (*You must attach the "Notice of Electronic Filing", or list persons and addresses and attach additional paper if necessary*)

RICHARD F. HOLLEY on behalf of Creditor HOMEOWNERS GROUP OF 28
rholley@nevadafirm.com,
oatamoh@nevadafirm.com; apestonit@nevadafirm.com; oswibies@nevadafirm.com

JACOB L. HOUMAND on behalf of Trustee VICTORIA NELSON
jhoumand@nelsonhoumand.com,
vnelson@nelsonhoumand.com; cjorvig@nelsonhoumand.com; nalcantara@nelsonhoumand.com

VICTORIA NELSON trustee@nelsonhoumand.com,
cjorvig@nelsonhoumand.com; vln@trustesolutions.net; nalcantara@nelsonhoumand.com; nv29@ecfcbis.com

VICTORIA NELSON on behalf of Trustee VICTORIA NELSON
trustee@nelsonhoumand.com,
cjorvig@nelsonhoumand.com; vln@trustesolutions.net; nalcantara@nelsonhoumand.com; nv29@ecfcbis.com

TARA D. NEWBERRY on behalf of Various Creditors
tnewberry@cnlawlv.com,
anewberry@cnlawlv.com; myecfcnlaw@gmail.com; administration@cnlawlv.com

AMANDA M. PERACH on behalf of Debtor AMERI-DREAM REALTY LLC
aperach@mcdonaldcarano.com, mcarter@mcdonaldcarano.com

DAVID A RIGGI on behalf of Creditor NARA KAZARIAN
darnvbk@gmail.com, riggilaw2@gmail.com

STEVEN B. SCOW on behalf of Creditor ONE STOP REALTY
sscow@kochscow.com

U.S. TRUSTEE - LV - 7
USTPRegion17.LV.ECF@usdoj.gov

RYAN J. WORKS on behalf of Debtor AMERI-DREAM REALTY LLC

1 rworks@mcdonaldcarano.com, kbarrett@mcdonaldcarano.com;bgrubb@mcdonaldcarano.com

2 b. **United States mail, postage full prepaid**
3 *(List persons and addresses. Attach additional paper if necessary)*

4 Office of United States Trustee
5 300 Las Vegas Boulevard South, Suite 4300
6 Las Vegas, NV 89101

6 **Governmental Agencies**

7 v
8 Internal Revenue Service
9 P.O. Box 7346
10 Philadelphia, PA 19101-7346

11 Nevada Department of Taxation
12 Attn: Bankruptcy Section
13 555 E. Washington Ave., #1300
14 Las Vegas, NV 89101

15 Clark County Assessor
16 c/o Bankruptcy Clerk
17 500 S Grand Central Pkwy
18 Box 551401
19 Las Vegas, NV 89155-1401

20 Lionel (Lee) Santos
21 Account Manager
22 XL Insurance
23 100 Constitution Plaza, 17th Floor
24 Hartford, CT 06103

25 c. **Personal Service** *(List persons and addresses. Attach additional paper if necessary)*

26 I personally delivered the document(s) to the persons at these addresses:

27 For a party represented by an attorney, delivery was made by handing the
28 document(s) to the attorney or by leaving the document(s) at the attorney's office
with a clerk or other person in charge, or if no one is in charge by leaving the
document(s) in a conspicuous place in the office.

For a party, delivery was made by handing the document(s) to the party or by
leaving the document(s) at the person's dwelling house or usual place of abode
with someone of suitable age and discretion residing there.

d. **By direct e mail (as opposed to through the ECF System)**
(List persons and email addresses. Attach additional paper if necessary)

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Based upon the written agreement of the parties to accept service by email or a court order, I caused the document(s) to be sent to the persons at the email addresses listed below. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

e. **By fax transmission** (*List persons and fax numbers. Attach additional paper if necessary*)

Based upon the written agreement of the parties to accept service by fax transmission or a court order, I faxed the document(s) to the persons at the fax numbers listed below. No error was reported by the fax machine that I used. A copy of the record of the fax transmission is attached.

f. **By messenger** (*List persons and addresses. Attach additional paper if necessary*)

I served the document(s) by placing them in an envelope or package addressed to the persons at the addresses listed below and providing them to a messenger for service. (*A declaration by the messenger must be attached to this Certificate of Service*).

I declare under penalty of perjury that the foregoing is true and correct.
Signed on (date): March 10, 2015

Carol E. Jorvig
NAME OF DECLARANT)

/s/ Carol E. Jorvig
(SIGNATURE OF DECLARANT)

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Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
March 10, 2015

Jacob L. Houmand, Esq. (NV Bar No. 12781)
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[Proposed] Counsel for Victoria L. Nelson, Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:

AMERI-DREAM REALTY, LLC,

Debtor.

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

**ORDER GRANTING MOTION TO
EXTEND DEADLINE TO ASSUME OR
REJECT EXECUTORY CONTRACTS
PURSUANT TO 11 U.S.C. § 365(d)(1)**

Date of Hearing: March 10, 2015
Time of Hearing: 9:30 a.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 *Motion To Extend Deadline To Assume Or Reject Executory Contracts Pursuant to 11 U.S.C. § 365(d)(1)* (the "Motion") [ECF No. 134]¹,

¹ In this Order, all references to "ECF No." are to the numbers assigned to the documents filed in the case as they appear on the docket maintained by the clerk of the court.

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1 filed on March 6, 2015, filed by Victoria L. Nelson, the Chapter 7 Trustee in the above-captioned
2 bankruptcy case (the “Trustee”), by and through her proposed counsel of record, Jacob L.
3 Houmand, Esq. of the Law Firm of Nelson & Houmand, P.C.² The Motion sought authority to
4 extend the deadline to assume or reject the bankruptcy estate’s remaining executory contracts for
5 sixty (60) days pursuant to 11 U.S.C. §365(d)(1).

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

8 The Court reviewed the Motion, the *Declaration of Victoria L. Nelson In Support of the*
9 *Motion To Extend Deadline To Assume Or Reject Executory Contracts Pursuant to 11 U.S.C. §*
10 *365(d)(1)* [ECF No. 135], the exhibits attached thereto, and all of the pleadings and papers on file
11 herein. Based on this review and consideration, the arguments presented by counsel at the
12 hearing on the Motion, and good cause appearing, it is hereby,

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

14 **IT IS FURTHER ORDERED** that the deadline for the Trustee to assume or reject any of
15 the bankruptcy estate’s executory contracts pursuant to 11 U.S.C. § 365(d)(1) shall be extended
16 from March 10, 2015, up to and including May 8, 2015.

17 **IT IS SO ORDERED.**

18 Prepared and Submitted By:
19 **NELSON & HOUMAND, P.C.**

20
21 /s/ Jacob L. Houmand
22 Jacob L. Houmand, Esq. (NV Bar No. 12781)
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25 *[Proposed] Counsel for Victoria L. Nelson, Chapter 7 Trustee*
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28 ² 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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LOCAL 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:

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

/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

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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