

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

Electronically Filed On: April 3, 2015

5 *Attorneys for Victoria L. Nelson, Chapter 7 Trustee*

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7
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 APPLICATION TO
EMPLOY NELSON & HOUMAND, P.C.,
NUNC PRO TUNC, AS GENERAL
BANKRUPTCY COUNSEL FOR
VICTORIA L. NELSON, CHAPTER 7
TRUSTEE PURSUANT TO 11 U.S.C.
§§ 327(a) AND 328(a) AND FEDERAL
RULE OF BANKRUPTCY PROCEDURE
2014**

Date of Hearing: March 31, 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

23 PLEASE TAKE NOTICE that an Order Granting Application To Employ Nelson &
24 Houmand, P.C., *Nunc Pro Tunc*, As General Bankruptcy Counsel For Victoria L. Nelson, Chapter
25 7 Trustee Pursuant To 11 U.S.C. §§ 327(A) And 328(A) And Federal Rule Of Bankruptcy
26 Procedure 2014 (the "Order") [Docket No. 148] was entered in the above-captioned case on
27 April 2, 2015.

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NELSON & HOUMAND, P.C.
3900 Paradise Road, Suite U
Las Vegas, Nevada 89169
Telephone: (702) 720-3370
Facsimile: (702) 720-3371

1 A copy of said Order is attached.

2 DATED this 3rd day of April, 2015.

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

4 */s/ Jacob L. Houmand*

5 Jacob L. Houmand, Esq. (NV Bar No. 12781)
6 3900 Paradise Road; Suite U
7 Las Vegas, Nevada 89169-0903
8 Telephone: 702/720-3370
9 Facsimile: 702/720-3371

10 *Counsel for Victoria L. Nelson, Chapter 7*
11 *Trustee*

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CERTIFICATE OF SERVICE

1. On April 3, 2015, I served the foregoing document(s) (specify):

NOTICE OF ENTRY OF ORDER GRANTING APPLICATION TO EMPLOY NELSON & HOUMAND, P.C., NUNC PRO TUNC, AS GENERAL BANKRUPTCY COUNSEL FOR VICTORIA L. NELSON, CHAPTER 7 TRUSTEE PURSUANT TO 11 U.S.C. §§ 327(A) AND 328(A) AND FEDERAL RULE OF BANKRUPTCY PROCEDURE 2014

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@ecfbis.com

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

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

NELSON & HOUMAND, P.C.
3900 Paradise Road, Suite U
Las Vegas, Nevada 89169
Telephone: (702) 720-3370
Facsimile: (702) 720-3371

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

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

5 RYAN J. WORKS on behalf of Debtor AMERI-DREAM REALTY LLC
6 rworks@mcdonaldcarano.com, kbarrett@mcdonaldcarano.com;bgrubb@mcdonaldcarano.com

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

9 Office of United States Trustee
10 300 Las Vegas Boulevard South, Suite 4300
11 Las Vegas, NV 89101

12 **Governmental Agencies**

13 Dept. of Employment, Training & Rehab
14 Employment Security Division
15 500 East Third Street
16 Carson City, NV 89713

17 Internal Revenue Service
18 P.O. Box 7346
19 Philadelphia, PA 19101-7346

20 Nevada Department of Taxation
21 Attn: Bankruptcy Section
22 555 E. Washington Ave., #1300
23 Las Vegas, NV 89101

24 Clark County Assessor
25 c/o Bankruptcy Clerk
26 500 S Grand Central Pkwy
27 Box 551401
28 Las Vegas, NV 89155-1401

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

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

For a party represented by an attorney, delivery was made by handing the 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.

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

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): April 3, 2015

Carol E. Jorvig

NAME OF DECLARANT)

/s/ Carol E. Jorvig

(SIGNATURE OF DECLARANT)

NELSON & HOUMAND, P.C.
3900 Paradise Road, Suite U
Las Vegas, Nevada 89169
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Facsimile: (702) 720-3371

Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
April 02, 2015

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Counsel for Victoria L. Nelson, Chapter 7 Trustee

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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

**ORDER GRANTING APPLICATION TO
EMPLOY NELSON & HOUMAND, P.C.,
NUNC PRO TUNC, AS GENERAL
BANKRUPTCY COUNSEL FOR
VICTORIA L. NELSON, CHAPTER 7
TRUSTEE PURSUANT TO 11 U.S.C. §§
327(a) AND 328(a) AND FEDERAL RULE
OF BANKRUPTCY PROCEDURE 2014**

Date of Hearing: March 31, 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

...

1 This matter came before the Court on the *Application for Order Approving Employment of*
 2 *Nelson & Houmand, P.C., Nunc Pro Tunc, as General Bankruptcy Counsel for Victoria L.*
 3 *Nelson, Chapter 7 Trustee Pursuant to 11 U.S.C. §§327(a) and 328(a) and Federal Rule of*
 4 *Bankruptcy Procedure 2014* [Docket No. 16]¹ (the “Application”) filed by Jacob L. Houmand,
 5 Esq. of the law firm Nelson & Houmand, P.C. (the “Firm”). The Application was filed pursuant
 6 to 11 U.S.C. §§ 327 and 328 and Federal Rule of Bankruptcy Procedure 2014. The Application
 7 sought authority to employ the Firm as general bankruptcy counsel for the Trustee *nunc pro tunc*
 8 as of January 13, 2015. No objections were filed to the Application.

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 Jacob L. Houmand, Esq. In*
 12 *Support of the Application for Order Approving Employment of Nelson & Houmand, P.C., Nunc*
 13 *Pro Tunc, as General Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee Pursuant to*
 14 *11 U.S.C. §§327(a) and 328(a) and Federal Rule of Bankruptcy Procedure 2014* [ECF No. 17],
 15 the *Declaration of Victoria L. Nelson In Support of Application for Order Approving Employment*
 16 *of Nelson & Houmand, P.C., Nunc Pro Tunc, as General Bankruptcy Counsel for Victoria L.*
 17 *Nelson, Chapter 7 Trustee Pursuant to 11 U.S.C. §§327(a) and 328(a) and Federal Rule of*
 18 *Bankruptcy Procedure 2014* [ECF No. 18], the exhibits attached thereto, and all other pleadings
 19 and papers on file herein.

20 It appearing to the Court that the Firm represents no interest that is adverse to the Chapter
 21 7 Trustee, or to the Debtor’s estate, in matters upon which it will be engaged as general counsel,
 22 and that the employment of general counsel is necessary and in the best interests of the Estate and
 23 its creditors, and upon consideration of the pleadings and arguments of counsel, and based upon
 24 the findings of fact and conclusions of law placed on the record at the hearing and incorporated
 25 herein pursuant to Rule 7052 of the Federal Rules of Bankruptcy Procedure and good cause
 26 appearing, it is hereby,

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 28 ¹ 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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 3900 Paradise Road, Suite U
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1 **ORDERED** that the Application is **GRANTED** in its entirety.

2 **IT IS FURTHER ORDERED** that the request in the Application for the Firm to be
3 employed as general bankruptcy counsel *nunc pro tunc* as of January 13, 2015, is **GRANTED**.

4 **IT IS FURTHER ORDERED** that Nelson & Houmand, P.C. shall be entitled to
5 compensation on an hourly fee basis according to the terms and conditions provided for in the
6 Application.

7 **IT IS SO ORDERED.**

8 Prepared and submitted by:

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

10

11 /s/ Jacob L. Houmand

Jacob L. Houmand, Esq. (NV Bar No. 12781)

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Las Vegas, Nevada 89169-0903

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Facsimile: 702/720-3371

15 *Counsel for Victoria L. Nelson, Chapter 7 Trustee*

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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 Local Rule 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 [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

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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