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Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
May 07, 2015

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General Bankruptcy 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 SCHWARTZ FLANSBURG,
PLLC, AS SPECIAL 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: May 5, 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 the Court on the *Application to Employ Schwartz Flansburg, PLLC As Special Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee Pursuant to 11*

1 U.S.C. §§ 327(a) and 328(a) and Federal Rule of Bankruptcy Procedure 2014 [ECF No. 150]¹
 2 (the “Application”) filed by Jacob L. Houmand, Esq. of the law firm Nelson & Houmand, P.C.,
 3 general bankruptcy counsel for Victoria L. Nelson, the Chapter 7 Trustee in the above-captioned
 4 bankruptcy case. The Application was filed pursuant to 11 U.S.C. §§ 327 and 328 and Federal
 5 Rule of Bankruptcy Procedure 2014. The Application sought authority to employ the law firm of
 6 Schwartz Flansburg, PLLC (the “Firm”) as special bankruptcy counsel for the Trustee to
 7 prosecute all claims arising from the Debtor’s Errors and Omissions Insurance Policy with XL
 8 Select Professional Claims. No objections were filed to the Application.

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

11 The Court reviewed the Application, the *Declaration of Victoria L. Nelson In Support of*
 12 *Application to Employ Schwartz Flansburg, PLLC As Special Bankruptcy Counsel for Victoria L.*
 13 *Nelson, Chapter 7 Trustee Pursuant to 11 U.S.C. §§ 327(a) and 328(a) and Federal Rule of*
 14 *Bankruptcy Procedure 2014* [ECF No. 151], the *Declaration of Samuel A. Schwartz, Esq. In*
 15 *Support of Application to Employ Schwartz Flansburg, PLLC As Special Bankruptcy Counsel for*
 16 *Victoria L. Nelson, Chapter 7 Trustee Pursuant to 11 U.S.C. §§ 327(a) and 328(a) and Federal*
 17 *Rule of Bankruptcy Procedure 2014* [ECF No. 152], the *Supplemental Declaration of Samuel A.*
 18 *Schwartz, Esq. In Support of Application to Employ Schwartz Flansburg, PLLC As Special*
 19 *Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee Pursuant to 11 U.S.C. §§ 327(a)*
 20 *and 328(a) and Federal Rule of Bankruptcy Procedure 2014* [ECF No. 159], the exhibits attached
 21 thereto, and all other pleadings and papers on file herein.

22 It appearing to the Court that the Firm represents no interest that is adverse to the Chapter
 23 7 Trustee, or to the Debtor’s estate, in matters upon which it will be engaged as special
 24 bankruptcy counsel, and that the employment of special bankruptcy counsel is necessary and in
 25 the best interests of the Bankruptcy Estate and its creditors, and upon consideration of the
 26 pleadings and arguments of counsel, and based upon the findings of fact and conclusions of law

27
 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.

1 placed on the record at the hearing and incorporated herein pursuant to Rule 7052 of the Federal
2 Rules of Bankruptcy Procedure and good cause appearing, it is hereby,

3 **ORDERED** that the Application is **GRANTED** in its entirety.

4 **IT IS FURTHER ORDERED** that the Firm shall be entitled to compensation on a
5 contingency fee basis according to the terms and conditions provided for in the Application.

6 **IT IS SO ORDERED.**

7 Prepared and submitted by:

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

9
10 /s/ Jacob L. Houmand

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

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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:

Approved As To Form And Content

/s/ Bryan A. Lindsey
Samuel A. Schwartz, Esq. (NV Bar No. 10985)
Bryan A. Lindsey, Esq. (NV Bar No. 10662)
SCHWARTZ FLANSBURG, PLLC
6623 Las Vegas Boulevard South, Suite 300
Las Vegas, Nevada 89119
Special Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee

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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