

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

*Electronically Filed On: May 7, 2015*

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

6  
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 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

13  
14  
15  
16  
17  
18  
19  
20  
21  
22 PLEASE TAKE NOTICE that an Order Granting Application To Employ SCHWARTZ  
23 FLANSBURG, PLLC, As Special Bankruptcy Counsel For Victoria L. Nelson, Chapter 7 Trustee  
24 Pursuant To 11 U.S.C. §§ 327(a) And 328(a) And Federal Rule Of Bankruptcy Procedure 2014  
25 (the “Order”) [ECF No. 164]<sup>1</sup> was entered in the above-captioned case on May 7, 2015.

26 ...

27  
28 <sup>1</sup> 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.

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 hereto as **Exhibit "1"**.

2 DATED this 7th day of May, 2015.

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

4  
5 /s/ Jacob L. Houmand

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

7 3900 Paradise Road; Suite U

8 Las Vegas, Nevada 89169-0903

9 Telephone: 702/720-3370

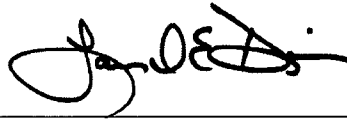
10 Facsimile: 702/720-3371

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

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
NELSON & HOUMAND, P.C.  
3900 Paradise Road, Suite U  
Las Vegas, Nevada 89169  
Telephone: (702) 720-3370  
Facsimile: (702) 720-3371

# **EXHIBIT “1”**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



Honorable Laurel E. Davis  
United States Bankruptcy Judge



Entered on Docket  
May 07, 2015

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

*General Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee*

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

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]<sup>1</sup>  
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 <sup>1</sup> 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

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

11 3900 Paradise Road; Suite U

12 Las Vegas, Nevada 89169-0903

13 Telephone: 702/720-3370

Facsimile: 702/720-3371

14 *General Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee*

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

15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**LOCAL RULE 9021 CERTIFICATE**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

*General Bankruptcy Counsel for Victoria L. Nelson, Chapter 7 Trustee*

###

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

CERTIFICATE OF SERVICE

1. On May 7, 2015, I served the foregoing document(s):

**NOTICE OF ENTRY OF 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**

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

a. **ECF System:**

RICHARD F. HOLLEY on behalf of Creditor HOMEOWNERS GROUP OF 28  
[rholley@nevadafirm.com](mailto:rholley@nevadafirm.com),  
[oatamoh@nevadafirm.com](mailto:oatamoh@nevadafirm.com);[apestonit@nevadafirm.com](mailto:apestonit@nevadafirm.com);[oswibies@nevadafirm.com](mailto:oswibies@nevadafirm.com)

JACOB L. HOUMAND on behalf of Trustee VICTORIA NELSON  
[jhoumand@nelsonhoumand.com](mailto:jhoumand@nelsonhoumand.com),  
[vnelson@nelsonhoumand.com](mailto:vnelson@nelsonhoumand.com);[cjorvig@nelsonhoumand.com](mailto:cjorvig@nelsonhoumand.com);[nalcantara@nelsonhoumand.com](mailto:nalcantara@nelsonhoumand.com)

VICTORIA NELSON  
[trustee@nelsonhoumand.com](mailto:trustee@nelsonhoumand.com),  
[cjorvig@nelsonhoumand.com](mailto:cjorvig@nelsonhoumand.com);[vln@trustesolutions.net](mailto:vln@trustesolutions.net);[nalcantara@nelsonhoumand.com](mailto:nalcantara@nelsonhoumand.com);[nv29@ecfcbis.com](mailto:nv29@ecfcbis.com)

VICTORIA NELSON on behalf of Trustee VICTORIA NELSON  
[trustee@nelsonhoumand.com](mailto:trustee@nelsonhoumand.com),  
[cjorvig@nelsonhoumand.com](mailto:cjorvig@nelsonhoumand.com);[vln@trustesolutions.net](mailto:vln@trustesolutions.net);[nalcantara@nelsonhoumand.com](mailto:nalcantara@nelsonhoumand.com);[nv29@ecfcbis.com](mailto:nv29@ecfcbis.com)

VICTORIA L NELSON on behalf of Trustee VICTORIA NELSON  
[vnelson@nelsonhoumand.com](mailto:vnelson@nelsonhoumand.com),  
[jhoumand@nelsonhoumand.com](mailto:jhoumand@nelsonhoumand.com);[cjorvig@nelsonhoumand.com](mailto:cjorvig@nelsonhoumand.com);[nalcantara@nelsonhoumand.com](mailto:nalcantara@nelsonhoumand.com)

MICHAEL M. LIN on behalf of Creditor YIQIN WANG  
[LINLAWGROUP@GMAIL.COM](mailto:LINLAWGROUP@GMAIL.COM)

TARA D. NEWBERRY on behalf of Various Creditors  
[tnewberry@cnlawlv.com](mailto:tnewberry@cnlawlv.com),  
[anewberry@cnlawlv.com](mailto:anewberry@cnlawlv.com);[myecfcnlaw@gmail.com](mailto:myecfcnlaw@gmail.com);[administration@cnlawlv.com](mailto:administration@cnlawlv.com)

AMANDA M. PERACH on behalf of Debtor AMERI-DREAM REALTY LLC  
[aperach@mcdonaldcarano.com](mailto:aperach@mcdonaldcarano.com), [mcarter@mcdonaldcarano.com](mailto:mcarter@mcdonaldcarano.com)

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



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

2 SAMUEL A. SCHWARTZ on behalf of Trustee VICTORIA NELSON  
3 sam@schwartzlawyers.com, ecf@schwartzlawyers.com;schwartzecf@gmail.com

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

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

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

9 3. On May 7, 2015, I served the foregoing document(s):

10  
11 **NOTICE OF ENTRY OF ORDER GRANTING**  
12 **APPLICATION TO EMPLOY SCHWARTZ FLANSBURG,**  
13 **PLLC, AS SPECIAL BANKRUPTCY COUNSEL FOR**  
14 **VICTORIA L. NELSON, CHAPTER 7 TRUSTEE**  
15 **PURSUANT TO 11 U.S.C. §§ 327(A) AND 328(A) AND**  
16 **FEDERAL RULE OF BANKRUPTCY PROCEDURE 2014**

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

19 **a. United States mail, postage full prepaid:**

20 Office of United States Trustee  
21 300 Las Vegas Boulevard South, Suite 4300  
22 Las Vegas, NV 89101

23 **Governmental Agencies**

24 Dept. of Employment, Training & Rehab  
25 Employment Security Division  
26 500 East Third Street  
27 Carson City, NV 89713

28 Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

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

...

...

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

1 Clark County Assessor  
c/o Bankruptcy Clerk  
2 500 S Grand Central Pkwy  
Box 551401  
3 Las Vegas, NV 89155-1401

4 I declare under penalty of perjury that the foregoing is true and correct.

5 Dated this 7th day of May, 2015.

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

7 */s/ Jacob L. Houmand*

8 

---

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

12 *Counsel for Victoria L. Nelson, Chapter 7*  
13 *Trustee*

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