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Bruce T Beesley

Honorable Bruce T. Beesley
United States Bankruptcy Judge



Entered on Docket
March 23, 2017

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Counsel for Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:

ROBERT C. GRAHAM, LTD. fdba ROB
GRAHAM & ASSOCIATES fdba
LAWYERSWEST,

Debtor.

Case No. BK-S-16-16655-BTB
Chapter 7

**ORDER GRANTING MOTION TO
APPROVE SALE OF PERSONAL
PROPERTY TO KEN CHUPINSKY
PURSUANT TO 11 U.S.C. § 363**

Date of Hearing: March 16, 2017
Time of Hearing: 11:00 a.m.
Place: Courtroom No. 4, Second Floor
Foley Federal Building
300 Las Vegas Blvd., S.
Las Vegas, NV 89101

Judge: Honorable Bruce T. Beesley

This matter came before the Court on the *Motion to Approve Sale of Personal Property to Ken Chupinsky Pursuant to 11 U.S.C. § 363* [ECF No. 160]¹ (the "Motion") filed by VICTORIA

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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1 L. NELSON, the Chapter 7 Trustee appointed in the above-captioned bankruptcy case (the
2 “Trustee”), by and through her proposed counsel of record, Jacob L. Houmand, Esq. and Kyle J.
3 Ortiz, Esq. of the law firm of Nelson & Houmand, P.C.

4 The Motion sought to approve the sale of office furniture, equipment, and various other
5 related items (the “Personal Property”)². The Motion provided that the Property would be sold to
6 Ken Chupinsky (“Purchaser”) in exchange for the payment of Two Thousand Five Hundred
7 Dollars (\$2,500.00). The Motion was filed pursuant to 11 U.S.C. §§ 105 and 363(b) and (f) and
8 Federal Rule of Bankruptcy Procedures 2002(c) and 6004 and Local Rule 9014(a)(a).

9 All appearances were duly noted on the record at the hearing on the Motion. No objections
10 were filed to the Motion.

11 The Court reviewed the Motion, the *Declaration of Victoria L. Nelson In Support of the*
12 *Motion to Approve Sale of Personal Property to Ken Chupinsky Pursuant to 11 U.S.C. § 363*
13 *[ECF No. 162]*, the *Notice of Hearing On Motion to Approve Sale of Personal Property to Ken*
14 *Chupinsky Pursuant to 11 U.S.C. § 363 [ECF No. 163]*, the *Certificate of Service Regarding*
15 *Motion to Approve Sale of Personal Property to Ken Chupinsky Pursuant to 11 U.S.C. § 363*
16 *[ECF No. 164]*, the exhibits attached thereto, and all the pleadings on file herein.

17 It appearing to the Court that it is in the best interests of the Bankruptcy Estate and its
18 creditors to sell the Personal Property and upon consideration of the pleadings and arguments of
19 counsel, and based upon the findings of fact and conclusions of law placed on the record at the
20 hearing and incorporated herein pursuant to Federal Rule of Civil Procedure 52, incorporated by
21 reference by Federal Rules of Bankruptcy Procedure 7052 and good cause appearing,

22 **IT IS HEREBY ORDERED** that:

23 (1) The Motion is GRANTED in its entirety.

24 (2) The bankruptcy estate’s interest in the Personal Property shall be sold to the
25 Purchaser free and clear of liens pursuant to 11 U.S.C. § 363(f) for the purchase price of Two
26 Thousand Five Hundred Dollars (\$2,500.00) on the terms set forth in the Motion.

27 _____
28 ² Unless otherwise set forth herein, all defined terms shall have the same meaning ascribed to
them in the Motion.

1 (3) The fourteen (14) day stay under Federal Rule of Bankruptcy Procedure 6004(h) is
2 waived.

3 **IT IS SO ORDERED.**

4 Prepared and Submitted By:

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

6 By: /s/ Kyle J. Ortiz

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

8 Kyle J. Ortiz, Esq. (NV Bar No. 14252)

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13 *Counsel for 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 (check one):

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:

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/ Kyle J. Ortiz
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*Counsel for Victoria L. Nelson, Chapter 7
Trustee*

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