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**Electronically Filed On: March 5, 2015**

8 *[Proposed] 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

**NOTICE OF ENTRY OF ORDER APPROVING**  
**STIPULATION FOR REJECTION OF A LEASE**  
**OF NON-RESIDENTIAL REAL PROPERTY**

Judge: Honorable Laurel E. Davis

PLEASE TAKE NOTICE that an Order Approving Stipulation for Rejection of a Lease of Non-Residential Real Property [Docket No. 132] was entered in the above-captioned case on March 5, 2015.

A copy of said Orders are attached.

DATED this 5<sup>th</sup> day of March, 2015.

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

*/s/ Jacob L. Houmand*

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*[Proposed] Counsel for Victoria L. Nelson,  
Chapter 7 Trustee*

CERTIFICATE OF SERVICE

1. On March 5, 2015, I served the foregoing document(s) (specify):

**Notice of Entry of Order Approving Stipulation for Rejection of a Lease of Non-Residential Real Property [Dkt. No. 132]**

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

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  
300 Las Vegas Boulevard South, Suite 4300  
5 Las Vegas, NV 89101

6 **Governmental Agencies**

7 Dept. of Employment, Training & Rehab  
Employment Security Division  
8 500 East Third Street  
Carson City, NV 89713

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

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

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

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

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

20  For a party represented by an attorney, delivery was made by handing the  
21 document(s) to the attorney or by leaving the document(s) at the attorney's office  
22 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.

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

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

27 Based upon the written agreement of the parties to accept service by email  
28 or a court order, I caused the document(s) to be sent to the persons at the email

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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 5, 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 05, 2015

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In re:  
  
AMERI-DREAM REALTY, LLC.  
  
Debtor.

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

**ORDER APPROVING STIPULATION  
FOR REJECTION OF A LEASE OF NON-  
RESIDENTIAL REAL PROPERTY**

Judge: Honorable Laurel E. Davis

The Court having reviewed and considered the Stipulation for Rejection of a Lease of Non-Residential Real Property (the "Stipulation") filed by the Parties<sup>1</sup> thereto, and good cause appearing therefore,

**IT IS HEREBY ORDERED** that the Stipulation is **APPROVED**; and

<sup>1</sup> All defined terms in this Order shall have the same meaning ascribed to them in the Stipulation unless otherwise provided.

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Las Vegas, Nevada 89169  
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**IT IS FURTHER ORDERED** that the Lease shall be terminated when the remaining unsold Personal Property is removed from the premises which shall occur no later than March 17, 2015.

**IT IS FURTHER HEREBY STIPULATED AND AGREED** that although the Landlord is prohibited from removing the Personal Property, the Landlord or its duly authorized agent shall have access to the premises and is permitted to enter the premises prior to termination of the Lease to show the property to prospective tenants.

**IT IS SO ORDERED.**

Prepared and Submitted By:

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

/s/ Jacob L. Houmand  
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