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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 SALE OF PERSONAL
PROPERTY LOCATED AT 4875 NEVSO
DRIVE, LAS VEGAS, NEVADA 89103
PURSUANT TO FEDERAL RULE OF
BANKRUPTCY PROCEDURE 6004(f)**

Date of Hearing: N/A
Time of Hearing: N/A

Judge: Honorable Laurel E. Davis

Victoria L. Nelson, the appointed Chapter 7 Trustee in the above-captioned bankruptcy case (the “Trustee”), by and through her proposed counsel of record, Jacob L. Houmand, Esq. of the law firm of Nelson & Houmand, P.C., hereby files this Notice of Sale of Personal Property Located At 4875 Nevso Drive, Las Vegas, Nevada 89103 Pursuant to Federal Rule of Bankruptcy Procedure 6004(f) (the “Notice of Sale”).¹

On February 17, 2015, the Trustee filed an *Application to (1) Employ Nellis Auction as Auctioneer to Sell Personal Property, Pay Commission, Reimburse Expenses and (2) Approve the*

¹ Unless otherwise indicated, all chapter and section references are to the Bankruptcy Code, 11 U.S.C. §§ 101-1532, and to the Federal Rules of Bankruptcy Procedure, Rules 1001-9037. The Federal Rules of Civil Procedure will be referred to as “FRCP” and the Federal Rules of Bankruptcy Procedure will be referred to as “FRBP.” The Local Rules of Practice for the United States Bankruptcy Court for the District of Nevada will be referred to as the “Local Rules.”

1 *Sale of Personal Property Free and Clear of Liens, Charges, Interest and Encumbrances*
2 *Pursuant to 11 U.S.C. Section 363 [ECF No. 106]² (the “Application to Employ”).* The
3 Application to Employ sought authority to employ Nellis Auction as auctioneer to sell the
4 personal property located on the premises leased by Ameri-Dream Realty, LLC located at 4875
5 Nevso Drive, Las Vegas, Nevada 89103 (the “Personal Property”). On February 27, 2015, the
6 Court entered an *Order Granting Trustee’s Application to (1) Employ Nellis Auction as*
7 *Auctioneer to Sell Personal Property, Pay Commission, Reimburse Expenses and (2) Approve the*
8 *Sale of Personal Property Free and Clear of Liens, Charges, Interest and Encumbrances*
9 *Pursuant to 11 U.S.C. Section 363 [ECF No. 129] (the “Sales Order”).*

10 On March 11, 2015, Nellis Auction conducted an online auction of the Personal Property
11 that generated proceeds in the total amount of six thousand eight hundred twenty dollars (\$6,820).
12 After deducting the expenses incurred by Nellis Auction in connection with the sale, there will be
13 a net gain of five thousand one hundred fifteen dollars (\$5,115) to the Debtor’s bankruptcy estate.

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27 ² All references to “ECF No.” are to the numbers assigned to the documents filed in the case as
28 they appear on the docket maintained by the clerk of the court.

1 Attached hereto and marked as Exhibit "1" is a true and correct copy of the Auctioneer's
2 Report identifying the items of the Personal Property that were sold as well as the respective
3 purchaser and sale price.³

4 Dated this 18th day of March, 2015.

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

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7 /s/ Jacob L. Houmand

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

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23 ³ FRBP 6004(f) provides, in pertinent part, as follows:

24 All sales not in the ordinary course of business may be by private
25 sale or by public auction. Unless it is impracticable, an itemized
26 statement of the property sold, the name of each purchaser, and the
27 price received for each item or lot or for the property as a whole if
28 sold in bulk shall be filed on completion of a sale. If the property is
sold by an auctioneer, the auctioneer shall file the statement,
transmit a copy thereof to the United States trustee, and furnish a
copy to the trustee, debtor in possession, or chapter 13 debtor.