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*Electronically Filed On: September 30, 2015*

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

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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

13 **DECLARATION OF BARBARA**  
14 **DESJARDINS IN SUPPORT OF MOTION**  
15 **FOR (1) TURNOVER OF SECURITY**  
16 **DEPOSITS HELD IN TRUST ACCOUNT**  
17 **OF MCDONALD CARANO WILSON**  
18 **PURSUANT TO 11 U.S.C. § 542 AND (2)**  
19 **AUTHORITY TO ADMINISTER**  
20 **SECURITY DEPOSITS THROUGH THE**  
21 **DEBTOR'S BANKRUPTCY ESTATE**  
22 **PURSUANT TO 11 U.S.C. § 105(a)**

Date of Hearing: November 3, 2015  
Time of Hearing: 11:00 a.m.  
Place: Courtroom No. 3, Third Floor  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

Judge: Honorable Laurel E. Davis

23 I, Barbara Desjardins, declare under penalty of perjury as follows:

24 1. I am over the age of 18 and mentally competent. Except where stated on  
25 information and belief, I have personal knowledge of the facts in this matter and if called upon to  
26 testify, could and would do so.

27 2. I am a Certified Public Account and partner with Dickinson Desjardins, CPAs (the  
28 "Accounting Firm"), an accounting firm located in Las Vegas, Nevada.

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3. I make this declaration in support of the *Motion For (1) Turnover of Security Deposits Held In Trust Account of McDonald Carano Wilson Pursuant to 11 U.S.C. §542 and (2) Authority to Administer Security Deposits Through the Debtor's Bankruptcy Estate Pursuant to 11 U.S.C. § 105(a)* (the "Motion").<sup>1</sup>

4. In or about March 2014, I was employed by Ameri-Dream Realty, LLC (the "Debtor") to review and reconcile certain transactions in trust accounts established by the Debtor to maintain security deposits as part of its responsibilities as a property manager under Nevada law.

5. The employment of the Accounting Firm was precipitated by allegations that the spouse of the Debtor's principal, Elsie Peladas-Brown ("E. Brown"), had embezzled significant sums of money from trust accounts that were required to be maintained by the Debtor as part of its responsibilities as a property manager under Nevada law.

6. Following the Accounting Firm's employment, I reviewed and analyzed the transactions in the following trust accounts established by the Debtor for the purpose of administering security deposits: (1) J.P. Morgan Chase Bank, N.A. Account Number 8936; (2) J.P. Morgan Chase Bank, N.A. Account Number 0795; (3) J.P. Morgan Chase Bank, N.A. Account Number 0803; (4) Bank of Nevada Account Number 2556; (5) J.P. Morgan Chase Bank, N.A. Account Number 5725; (6) J.P. Morgan Chase Bank, N.A. Account Number 9331; and (7) J.P. Morgan Chase Bank, N.A. Account Number 1088 (collectively, the "Trust Accounts").

7. Through my review and analysis of the Trust Accounts I determined that E. Brown embezzled approximately \$1,174,373.63 in security deposits from the Trust Accounts during the period January 2013 through February 2014.

8. The embezzlement of E. Brown from the Trust Accounts has also made it impossible to directly trace the remaining balance of the security deposits to any of the tenants or

<sup>1</sup> 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." Unless otherwise stated herein, all undefined, capitalized terms shall have the meaning ascribed to them in the Motion.

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1 landlords of the real properties that were managed by the Debtor on the date of its bankruptcy  
2 filing.

3 I declare under penalty of perjury under the laws of the United States that the foregoing is  
4 true and correct.

5 Executed this 30<sup>TH</sup> day of September, 2015.

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7 Barbara Desjardins

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