

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 Gary Spraker  
United States Bankruptcy Judge



Entered on Docket  
September 09, 2020

**HOUAMAND LAW FIRM, LTD.**  
9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

Jacob L. Houmand, Esq. (NV Bar No. 12781)  
Email: jhoumand@houmandlaw.com  
Bradley G. Sims, Esq. (NV Bar No. 11713)  
Email: bsims@houmandlaw.com  
HOUMAND LAW FIRM, LTD.  
9205 West Russell Road, Building 3, Suite 240  
Las Vegas, NV 89148  
Telephone: 702/720-3370  
Facsimile: 702/720-3371

*Counsel for Shelley D. Krohn, Chapter 7 Trustee*

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:  
AMERI-DREAM REALTY LLC,  
  
Debtor.

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

**ORDER SUSTAINING TRUSTEE'S  
FOURTH OMNIBUS OBJECTION TO  
PROOFS OF CLAIM PURSUANT TO 11  
U.S.C. § 502(b)(1) AND FEDERAL RULE  
OF BANKRUPTCY PROCEDURE 3007—  
CLAIM NUMBERS 475-1, 476-1, 477-1,  
478-1, 479-1, 480-1, 481-1, 482-1, 483-1, 484-  
1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1,  
492-1, 495-1, 496-1, 497-1, 498-1, 499-1, 500-  
1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1,  
511-1, 512-1, 513-1, 514-1, 515-1, 516-1, 517-  
1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1,  
524-1, 525-1, 526-1, 528-1, 529-1, 530-1, 531-  
1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1,  
538-1, 539-1, 540-1, 541-1, 542-1, 543-1, 544-  
1, 545-1, 546-1, 547-1, 548-1, 549-1, 560-1,  
561-1, 562-1, 563-1, 564-1, 565-1, 566-1, 567-  
1, 568-1, 569-1, 570-1, 571-1, 572-1, 573-1,  
574-1, 581-1, 613-1, 614-1, 615-1, 616-1, 617-**

**HOUAMAND LAW FIRM, LTD.**  
9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

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

**1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, AND 628-1, BASED ON IMPROPER ASSERTION OF A PRIORITY CLAIM BY A LANDLORD FOR A SECURITY DEPOSIT**

Date of Hearing: September 3, 2020  
Time of Hearing: 9:30 a.m.  
Place: Courtroom No. N/A  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

Judge: Honorable Gary Spraker

This matter came before the Court on the *Trustee’s Fourth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007— Claim Numbers 475-1, 476-1, 477-1, 478-1, 479-1, 480-1, 481-1, 482-1, 483-1, 484-1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1, 492-1, 495-1, 496-1, 497-1, 498-1, 499-1, 500-1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1, 511-1, 512-1, 513-1, 514-1, 515-1, 516-1, 517-1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1, 524-1, 525-1, 526-1, 528-1, 529-1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1, 538-1, 539-1, 540-1, 541-1, 542-1, 543-1, 544-1, 545-1, 546-1, 547-1, 548-1, 549-1, 560-1, 561-1, 562-1, 563-1, 564-1, 565-1, 566-1, 567-1, 568-1, 569-1, 570-1, 571-1, 572-1, 573-1, 574-1, 581-1, 613-1, 614-1, 615-1, 616-1, 617-1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, and 628-1, Based On Improper Assertion Of A Priority Claim by a Landlord For a Security Deposit [ECF No. 343]<sup>1</sup> (the “Objection”) filed by Shelley D. Krohn, the Chapter 7 Trustee in the above-captioned bankruptcy case (the “Trustee”) by and through her counsel of record, Jacob L. Houmand, Esq. and Bradley G. Sims, Esq. of the Houmand Law Firm, Ltd.<sup>2</sup> The Objection sought an order reclassifying claims 475-1, 476-1, 477-1, 478-1, 479-1, 480-1, 481-1, 482-1, 483-1, 484-1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1, 492-1, 495-1, 496-1, 497-1, 498-1, 499-1, 500-1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1, 511-*

<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.

<sup>2</sup> All defined terms in this Order shall have the same meaning ascribed to them in the Objection unless otherwise provided herein.

**HOUAMAND LAW FIRM, LTD.**  
9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

1 1, 512-1, 513-1, 514-1, 515-1, 516-1, 517-1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1, 524-1,  
2 525-1, 526-1, 528-1, 529-1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1, 538-1, 539-  
3 1, 540-1, 541-1, 542-1, 543-1, 544-1, 545-1, 546-1, 547-1, 548-1, 549-1, 560-1, 561-1, 562-1,  
4 563-1, 564-1, 565-1, 566-1, 567-1, 568-1, 569-1, 570-1, 571-1, 572-1, 573-1, 574-1, 581-1, 613-  
5 1, 614-1, 615-1, 616-1, 617-1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1,  
6 627-1, and 628-1 as general unsecured claims.

7 No oppositions were filed to the Objection. Bradley G. Sims, Esq. appeared on behalf of  
8 the Trustee. No other appearances were noted on the record.

9 The Court reviewed the Objection, the *Declaration of Shelley D. Krohn In Support of*  
10 *Trustee’s Fourth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And*  
11 *Federal Rule Of Bankruptcy Procedure 3007—Claim Numbers 475-1, 476-1, 477-1, 478-1, 479-*  
12 *1, 480-1, 481-1, 482-1, 483-1, 484-1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1, 492-1, 495-1,*  
13 *496-1, 497-1, 498-1, 499-1, 500-1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1, 511-1, 512-1, 513-*  
14 *1, 514-1, 515-1, 516-1, 517-1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1, 524-1, 525-1, 526-1,*  
15 *528-1, 529-1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1, 538-1, 539-1, 540-1, 541-*  
16 *1, 542-1, 543-1, 544-1, 545-1, 546-1, 547-1, 548-1, 549-1, 560-1, 561-1, 562-1, 563-1, 564-1,*  
17 *565-1, 566-1, 567-1, 568-1, 569-1, 570-1, 571-1, 572-1, 573-1, 574-1, 581-1, 613-1, 614-1, 615-*  
18 *1, 616-1, 617-1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, and 628-1,*  
19 *Based On Improper Assertion Of A Priority Claim by a Landlord For a Security Deposit* [ECF  
20 No. 344], the *Notice of Hearing on Trustee’s Fourth Omnibus Objection To Proofs Of Claim*  
21 *Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007—Claim*  
22 *Numbers 475-1, 476-1, 477-1, 478-1, 479-1, 480-1, 481-1, 482-1, 483-1, 484-1, 485-1, 486-1,*  
23 *487-1, 488-1, 489-1, 490-1, 492-1, 495-1, 496-1, 497-1, 498-1, 499-1, 500-1, 501-1, 502-1, 503-*  
24 *1, 504-1, 507-1, 510-1, 511-1, 512-1, 513-1, 514-1, 515-1, 516-1, 517-1, 518-1, 519-1, 520-1,*  
25 *521-1, 522-1, 523-1, 524-1, 525-1, 526-1, 528-1, 529-1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-*  
26 *1, 536-1, 537-1, 538-1, 539-1, 540-1, 541-1, 542-1, 543-1, 544-1, 545-1, 546-1, 547-1, 548-1,*  
27 *549-1, 560-1, 561-1, 562-1, 563-1, 564-1, 565-1, 566-1, 567-1, 568-1, 569-1, 570-1, 571-1, 572-*  
28 *1, 573-1, 574-1, 581-1, 613-1, 614-1, 615-1, 616-1, 617-1, 618-1, 619-1, 620-1, 621-1, 622-1,*

**HOUAMAND LAW FIRM, LTD.**  
9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

1 623-1, 624-1, 625-1, 626-1, 627-1, and 628-1, Based On Improper Assertion Of A Priority Claim  
2 by a Landlord For a Security Deposit [ECF No. 344], The Certificate of Service of Trustee’s  
3 Fourth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal  
4 Rule Of Bankruptcy Procedure 3007—Claim Numbers 475-1, 476-1, 477-1, 478-1, 479-1, 480-1,  
5 481-1, 482-1, 483-1, 484-1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1, 492-1, 495-1, 496-1, 497-  
6 1, 498-1, 499-1, 500-1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1, 511-1, 512-1, 513-1, 514-1,  
7 515-1, 516-1, 517-1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1, 524-1, 525-1, 526-1, 528-1, 529-  
8 1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1, 538-1, 539-1, 540-1, 541-1, 542-1,  
9 543-1, 544-1, 545-1, 546-1, 547-1, 548-1, 549-1, 560-1, 561-1, 562-1, 563-1, 564-1, 565-1, 566-  
10 1, 567-1, 568-1, 569-1, 570-1, 571-1, 572-1, 573-1, 574-1, 581-1, 613-1, 614-1, 615-1, 616-1,  
11 617-1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, and 628-1, Based  
12 On Improper Assertion Of A Priority Claim by a Landlord For a Security Deposit [ECF No. 359],  
13 the exhibits attached thereto, and all of the pleadings and papers on file herein.

14 Based upon this review and the findings of fact and conclusions of law placed on the  
15 record at the hearing, and incorporated herein pursuant to Federal Rule of Civil Procedure 52,  
16 made applicable to this matter pursuant to Federal Rules of Bankruptcy Procedure 9014(c) and  
17 7052, and good cause appearing,

18 **IT IS HEREBY ORDERED** that:

- 19 (1) The Objection is SUSTAINED in its entirety; and
- 20 (2) Proofs of claim 475-1, 476-1, 477-1, 478-1, 479-1, 480-1, 481-1, 482-1, 483-1,  
21 484-1, 485-1, 486-1, 487-1, 488-1, 489-1, 490-1, 492-1, 495-1, 496-1, 497-1, 498-  
22 1, 499-1, 500-1, 501-1, 502-1, 503-1, 504-1, 507-1, 510-1, 511-1, 512-1, 513-1,  
23 514-1, 515-1, 516-1, 517-1, 518-1, 519-1, 520-1, 521-1, 522-1, 523-1, 524-1, 525-  
24 1, 526-1, 528-1, 529-1, 530-1, 531-1, 532-1, 533-1, 534-1, 535-1, 536-1, 537-1,  
25 538-1, 539-1, 540-1, 541-1, 542-1, 543-1, 544-1, 545-1, 546-1, 547-1, 548-1, 549-  
26 1, 560-1, 561-1, 562-1, 563-1, 564-1, 565-1, 566-1, 567-1, 568-1, 569-1, 570-1,  
27 571-1, 572-1, 573-1, 574-1, 581-1, 613-1, 614-1, 615-1, 616-1, 617-1, 618-1, 619-  
28

1 1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, and 628-1 shall all be  
2 reclassified as general unsecured claims.

3 **IT IS SO ORDERED.**

4 Prepared and Submitted By:

5 **HOUMAND LAW FIRM, LTD.**

6 By: /s/ Bradley G. Sims, Esq.

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

8 Bradley G. Sims, Esq. (NV Bar No. 11713)

9 9205 West Russell Road, Building 3, Suite 240

10 Las Vegas, NV 89148

11 Telephone: 702/720-3370

12 Facsimile: 702/720-3371

13 *Counsel for Shelley D. Krohn, Chapter 7 Trustee*

**HOUMAND LAW FIRM, LTD.**

9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**HOUAND LAW FIRM, LTD.**  
9205 West Russell Road, Building 3, Suite 240 Las Vegas, NV 89148  
Telephone: (702) 720-3370 Facsimile: (702) 720-3371

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

**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 Objection.

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.

Dated this 8<sup>th</sup> day of September, 2020.

**HOUAND LAW FIRM, LTD.**

By: /s/ Bradley G. Sims, Esq.  
Jacob L. Houmand, Esq. (NV Bar No. 12781)  
Bradley G. Sims, Esq. (NV Bar No. 11713)  
9205 West Russell Road, Building 3, Suite 240  
Las Vegas, NV 89148  
Telephone: 702/720-3370  
Facsimile: 702/720-3371

*Counsel for Shelley D. Krohn, Chapter 7 Trustee*

###