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Honorable Gary Spraker  
United States Bankruptcy Judge



Entered on Docket  
September 17, 2020

HOUAMAND LAW FIRM, LTD.  
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*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 AMENDED  
TRUSTEE'S NINTH OMNIBUS  
OBJECTION TO PROOFS OF CLAIM  
PURSUANT TO 11 U.S.C. § 502(b)(1) AND  
FEDERAL RULE OF BANKRUPTCY  
PROCEDURE 3007—CLAIM NUMBERS  
6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1,  
49-1, 59-1, 60-1, 72-1, 83-1, 86-1, 87-1, 97-1,  
113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-  
1, 231-1, 292-1, 293-1, 296-1, 338-1, 527-1,  
612-1, 704-1, 813-1, 815-1, 833-1, 834-1,  
914-1, 921-1, 924-1, 929-1, and 930-1  
BASED ON DUPLICATE CLAIMS FILED  
BY BOTH A LANDLORD AND A  
TENANT FOR A SECURITY DEPOSIT**

Date of Hearing: September 15, 2020  
Time of Hearing: 9:30 a.m.

Houmand Law Firm, Ltd.  
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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 Ninth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(b)(1) and Federal Rule of Bankruptcy Procedure 3007—Claim Numbers 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1, 59-1, 60-1, 72-1, 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1, 292-1, 293-1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-1, 921-1, 924-1, 929-1, and 930-1 Based on Duplicate Claims Filed by Both a Landlord and a Tenant for A Security Deposit* [ECF No. 374]<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 disallowing claims 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1, 59-1, 60-1, 72-1, 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1, 292-1, 293-1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-1, 921-1, 924-1, 929-1, and 930-1.

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

The Court reviewed the Objection, the *Declaration of Shelley D. Krohn in Support of Trustee’s Ninth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(b)(1) and Federal Rule of Bankruptcy Procedure 3007—Claim Numbers 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1, 59-1, 60-1, 72-1, 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1, 292-1, 293-1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-1, 921-1, 924-1, 929-1, and 930-1 Based on Duplicate Claims Filed by Both a Landlord and*

<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.

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1 *a Tenant for A Security Deposit [ECF No. 375], The Notice of Hearing of Trustee’s Ninth*  
2 *Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(b)(1) and Federal Rule of*  
3 *Bankruptcy Procedure 3007—Claim Numbers 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1,*  
4 *59-1, 60-1, 72-1, 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1,*  
5 *292-1, 293-1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-1, 921-1, 924-*  
6 *1, 929-1, and 930-1 Based on Duplicate Claims Filed by Both a Landlord and a Tenant for A*  
7 *Security Deposit [ECF No. 376], The Certificate of Service of Trustee’s Ninth Omnibus Objection*  
8 *To Proofs Of Claim Pursuant To 11 U.S.C. § 502(b)(1) and Federal Rule of Bankruptcy*  
9 *Procedure 3007—Claim Numbers 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1, 59-1, 60-1,*  
10 *72-1, 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1, 292-1, 293-*  
11 *1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-1, 921-1, 924-1, 929-1,*  
12 *and 930-1 Based on Duplicate Claims Filed by Both a Landlord and a Tenant for A Security*  
13 *Deposit [ECF No. 434], the exhibits attached thereto, and all of the pleadings and papers on file*  
14 *herein.*

15 Based upon this review and the findings of fact and conclusions of law placed on the  
16 record at the hearing, and incorporated herein pursuant to Federal Rule of Civil Procedure 52,  
17 made applicable to this matter pursuant to Federal Rules of Bankruptcy Procedure 9014(c) and  
18 7052, and good cause appearing,

19 **IT IS HEREBY ORDERED** that:

20 (1) The Objection is SUSTAINED in its entirety; and

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1 (2) Proofs of claim 6-1, 7-1, 15-1, 18-1, 32-1, 34-1, 40-1, 41-1, 49-1, 59-1, 60-1, 72-1,  
2 83-1, 86-1, 87-1, 97-1, 113-1, 115-1, 118-1, 119-1, 123-1, 128-1, 163-1, 231-1,  
3 292-1, 293-1, 296-1, 338-1, 527-1, 612-1, 704-1, 813-1 , 815-1, 833-1, 834-1, 914-  
4 1, 921-1, 924-1, 929-1, and 930-1 are hereby disallowed.

5 Prepared and Submitted By:

6 **HOUMAND LAW FIRM, LTD.**

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

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

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

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11 *Counsel for Shelley D. Krohn, 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 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 15<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)  
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*Counsel for Shelley D. Krohn, Chapter 7 Trustee*

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