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Honorable Gary Spraker
United States Bankruptcy Judge



Entered on Docket
September 17, 2020

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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 TRUSTEE'S
TENTH OMNIBUS OBJECTION TO
PROOFS OF CLAIM PURSUANT TO 11
U.S.C. § 502(b)(1) AND FEDERAL RULE
OF BANKRUPTCY PROCEDURE 3007—
CLAIM NUMBERS 60-1, 87-1, 137-1, 230-
1, 231-1, 290-1, 501-1, 681-1, 683-1, AND
735-1, BASED ON IMPROPER
ASSERTION OF A SECURED CLAIM**

Date of Hearing: September 15, 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

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1 This matter came before the Court on the *Trustee’s Tenth Omnibus Objection To Proofs*
2 *Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007—*
3 *Claim Numbers 60-1, 87-1, 137-1, 230-1, 231-1, 290-1, 501-1, 681-1, 683-1, and 735-1, Based on*
4 *Improper Assertion of a Secured Claim* [ECF No. 377]¹ (the “Objection”) filed by Shelley D.
5 Krohn, the Chapter 7 Trustee in the above-captioned bankruptcy case (the “Trustee”) by and
6 through her counsel of record, Jacob L. Houmand, Esq. and Bradley G. Sims, Esq. of the
7 Houmand Law Firm, Ltd.² The Objection sought an order reclassifying claims 60-1, 87-1, 137-1,
8 230-1, 231-1, 290-1, 501-1, 681-1, 683-1, and 735-1 as general unsecured claims.

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

11 The Court reviewed the Objection, the *Declaration Of: Shelley D. Krohn in Support of the*
12 *Trustee’s Tenth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) and*
13 *Federal Rule Of Bankruptcy Procedure 3007—Claim Numbers 60-1, 87-1, 137-1, 230-1, 231-1,*
14 *290-1, 501-1, 681-1, 683-1, and 735-1, Based on Improper Assertion of a Secured Claim* [ECF
15 No. 378], *The Notice of Hearing of Trustee’s Tenth Omnibus Objection To Proofs Of Claim*
16 *Pursuant To 11 U.S.C. § 502(B)(1) and Federal Rule Of Bankruptcy Procedure 3007—Claim*
17 *Numbers 60-1, 87-1, 137-1, 230-1, 231-1, 290-1, 501-1, 681-1, 683-1, and 735-1, Based on*
18 *Improper Assertion of a Secured Claim* [ECF No. 379], *The Certificate of Service of Trustee’s*
19 *Tenth Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) and Federal*
20 *Rule Of Bankruptcy Procedure 3007—Claim Numbers 60-1, 87-1, 137-1, 230-1, 231-1, 290-1,*
21 *501-1, 681-1, 683-1, and 735-1, Based on Improper Assertion of a Secured Claim* [ECF No. 380],
22 the exhibits attached thereto, and all of the pleadings and papers on file herein.

23 Based upon this review and the findings of fact and conclusions of law placed on the
24 record at the hearing, and incorporated herein pursuant to Federal Rule of Civil Procedure 52,

25 _____

26 ¹ All references to “ECF No.” are to the numbers assigned to the documents filed in the case as
27 they appear on the docket maintained by the clerk of the court.

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

1 made applicable to this matter pursuant to Federal Rules of Bankruptcy Procedure 9014(c) and
2 7052, and good cause appearing,

3 **IT IS HEREBY ORDERED** that:

- 4 (1) The Objection is SUSTAINED in its entirety; and
- 5 (2) Proofs of claim 60-1, 87-1, 137-1, 230-1, 231-1, 290-1, 501-1, 681-1, 683-1, and
6 735-1 shall all be reclassified as entirely general unsecured claims.

7 **IT IS SO ORDERED.**

8 Prepared and Submitted By:

9 **HOUMAND LAW FIRM, LTD.**

10 By: /s/ Bradley G. Sims, Esq.
 11 Jacob L. Houmand, Esq. (NV Bar No. 12781)
 12 Bradley G. Sims, Esq. (NV Bar No. 11713)
 13 9205 West Russell Road, Building 3, Suite 240
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14 *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 15th day of September, 2020.

HOUMAND 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)
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