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Honorable Gary Spraker  
United States Bankruptcy Judge



Entered on Docket  
October 06, 2020

HOUMAND 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 TRUSTEE'S  
ELEVENTH OMNIBUS OBJECTION TO  
PROOFS OF CLAIM PURSUANT TO 11  
U.S.C. § 502(b)(1) AND FEDERAL RULE  
OF BANKRUPTCY PROCEDURE 3007—  
CLAIM NUMBERS 50-3, 56-1, 58-3, 63-1,  
93-1, 96-1, 172-1, 738-1, 860-1, AND 874-1,  
BASED ON IMPROPER SECURED  
CLAIM AND IMPROPER ASSERTION  
OF A PRIORITY CLAIM BY A  
LANDLORD FOR A SECURITY  
DEPOSIT**

Date of Hearing: October 1, 2020  
Time of Hearing: 9:30 a.m.  
Place: Courtroom No. To Be Determined  
Foley Federal Building  
300 Las Vegas Blvd., S.  
Las Vegas, NV 89101

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Judge: Honorable Gary Spraker

This matter came before the Court on the *Trustee’s Eleventh Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007—Claim Numbers Claim Numbers 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1, And 874-1, Based On Improper Secured Claim And Improper Assertion Of A Priority Claim By A Landlord For A Security Deposit* [ECF No. 393]<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 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1, And 874-1 as general unsecured claims.

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 the Trustee’s Eleventh Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007—Claim Numbers Claim Numbers 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1, And 874-1, Based On Improper Secured Claim And Improper Assertion Of A Priority Claim By A Landlord For A Security Deposit* [ECF No. 394], *The Notice of Hearing of Trustee’s Eleventh Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007—Claim Numbers Claim Numbers 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1, And 874-1, Based On Improper Secured Claim And Improper Assertion Of A Priority Claim By A Landlord For A Security Deposit* [ECF No. 395], *The Certificate of Service of Trustee’s Eleventh Omnibus Objection To Proofs Of Claim Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure*

<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.

1 3007—*Claim Numbers Claim Numbers 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1,*  
2 *And 874-1, Based On Improper Secured Claim And Improper Assertion Of A Priority Claim By A*  
3 *Landlord For A Security Deposit* [ECF No. 423], the exhibits attached thereto, and all of the  
4 pleadings and papers on file herein.

5 Based upon this review and the findings of fact and conclusions of law placed on the  
6 record at the hearing, and incorporated herein pursuant to Federal Rule of Civil Procedure 52,  
7 made applicable to this matter pursuant to Federal Rules of Bankruptcy Procedure 9014(c) and  
8 7052, and good cause appearing,

9 **IT IS HEREBY ORDERED** that:

- 10 (1) The Objection is SUSTAINED in its entirety; and
- 11 (2) Proofs of claim 50-3, 56-1, 58-3, 63-1, 93-1, 96-1, 172-1, 738-1, 860-1, And 874-1
- 12 shall all be reclassified as entirely general unsecured claims.

13 **IT IS SO ORDERED.**

14 Prepared and Submitted By:

15 **HOUMAND LAW FIRM, LTD.**

16 By: /s/ Bradley G. Sims, Esq.  
 17 Jacob L. Houmand, Esq. (NV Bar No. 12781)  
 18 Bradley G. Sims, Esq. (NV Bar No. 11713)  
 19 9205 West Russell Road, Building 3, Suite 240  
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20 *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 5<sup>th</sup> day of October, 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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*Counsel for Shelley D. Krohn, Chapter 7 Trustee*

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