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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  
OBJECTION TO PROOF OF CLAIM 98-1  
PURSUANT TO 11 U.S.C. § 502(b)(1) AND  
FEDERAL RULE OF BANKRUPTCY  
PROCEDURE 3007**

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

Judge: Honorable Gary Spraker

This matter came before the Court on the *Amended Trustee's Objection To Proof Of Claim 98-1 Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy Procedure 3007*

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1 [ECF No. 403]<sup>1</sup> (the “Objection”) filed by Shelley D. Krohn, the Chapter 7 Trustee in the above-  
2 captioned bankruptcy case (the “Trustee”) by and through her counsel of record, Jacob L.  
3 Houmand, Esq. and Bradley G. Sims, Esq. of the Houmand Law Firm, Ltd.<sup>2</sup> The Objection  
4 sought an order disallowing the secured portion to claim 98-1, filed by Graig Couton.

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

7 The Court reviewed the Objection, the *Declaration Of: Shelley D. Krohn in Support of the*  
8 *Trustee’s Objection To Proof Of Claim 98-1 Pursuant To 11 U.S.C. § 502(B)(1) And Federal*  
9 *Rule Of Bankruptcy Procedure 3007* [ECF No. 404], *The Notice of Hearing of Trustee’s*  
10 *Objection To Proof Of Claim 98-1 Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of*  
11 *Bankruptcy Procedure 3007* [ECF No. 405], *The Certificate of Service of Trustee’s Objection To*  
12 *Proof Of Claim 98-1 Pursuant To 11 U.S.C. § 502(B)(1) And Federal Rule Of Bankruptcy*  
13 *Procedure 3007* [ECF No. 428], the exhibits attached thereto, and all of the pleadings and papers  
14 on file 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;
- 21 (2) The secured portion of claim 98-1, filed by Graig Couton, is disallowed; and

22 ...  
23 ...  
24 ...

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26 <sup>1</sup> 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 <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 (3) The priority portion of claim 98-1, filed by Graig Couton, shall be allowed.

2 **IT IS SO ORDERED.**

3 Prepared and Submitted By:

4 **HOUMAND LAW FIRM, LTD.**

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

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

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

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7 Las Vegas, NV 89148

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9 *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.

**HOUAMAND LAW FIRM, LTD.**

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