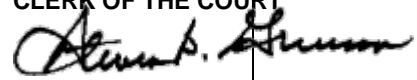


1 NOA  
2 CHARLES LAM  
3 P.O. BOX 27738  
4 LAS VEGAS, NV 89126  
5 TEL: (702) 221-0096  
6 PLAINTIFF IN PROPER PERSON

Electronically Filed  
10/30/2021 8:48 PM  
Steven D. Grierson  
CLERK OF THE COURT



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DISTRICT COURT  
CLARK COUNTY, NEVADA

Electronically Filed  
Nov 08 2021 09:47 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

CHARLES LAM, individually and  
derivatively on behalf of TRAN  
ENTERPRISES, LLC, a Nevada Limited  
Company, and as Trustee of the NT  
REVOCABLE LIVING TRUST, dated the  
15<sup>th</sup> day of October, 2009,  
Plaintiff(s),

-VS-

P. STERLING KERR, individually and as  
Trustee of the NT LEGACY TRUST, dated  
the 15<sup>th</sup> day of October, 2009; NHU TRAN  
FOUNDATION, Inc., a Nevada non-profit  
Corporation; and DOES I through V  
individuals; and ROE VI through X  
Corporations and Partnerships,  
Defendant(s).

CASE NO. A-17-760853-b

DEPT. NO. XIII

Consolidated with:

Case No. P-17-093391-T

Case No. P-17-093258-T

Case No. A-17-766466-C

**NOTICE OF APPEAL**

1 Notice is hereby given that Charles Lam, Plaintiff in the above captioned case,  
2 hereby appeals to the Supreme Court of Nevada from Stipulation and Order filed on  
3 August 23, 2021 and Order granting Application for Approval of Receivership Expenses  
4 filed on October 22, 2021.

5  
6 /s/ Charles Lam

7  
8 CHARLES LAM  
9 P.O.BOX 27738  
10 LAS VEGAS, NV 89126  
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## Document Preparation

The Clerk of the Court has provided *Instructions for Preparing Documents for Filing with the Eighth Judicial District Court*. These instructions may be downloaded from the Internet at [www.clarkcountycourts.us/res/clerk/civil-criminal-library/legal-forms/DOCPREPGUIDE4-25-11.pdf](http://www.clarkcountycourts.us/res/clerk/civil-criminal-library/legal-forms/DOCPREPGUIDE4-25-11.pdf).

### Civil Cover Sheet

According to the Clerk of the Court "A completed Civil Cover Sheet must be present at the time of filing any new Civil or Family Law Case." These forms may be completed online and are available on the Clark County Courts website at [www.clarkcountycourts.us/departments/clerk/common-forms/](http://www.clarkcountycourts.us/departments/clerk/common-forms/).

Each document needs a code. Codes are included in the *Instructions for Preparing Documents for Filing with the Eighth Judicial District Court* or may be found online at: [www.clarkcountycourts.us/res/clerk/civil-criminal-library/legal-forms/DOCPREPGUIDE4-25-11.pdf](http://www.clarkcountycourts.us/res/clerk/civil-criminal-library/legal-forms/DOCPREPGUIDE4-25-11.pdf)

1 **CODE**

2 **NAME**

3 **ADDRESS**

4 **CITY, STATE ZIP CODE**

5 **TELEPHONE NUMBER**

6 **PLAINTIFF/DEFENDANT** **IN PROPER PERSON**

7 **DISTRICT COURT**

8 **FAMILY DIVISION**

9 **CLARK COUNTY, NEVADA**

10 **NAME,**

11 **Plaintiff(s),**

12 **-vs-**

13 **NAME,**

14 **Defendant(s).**

15 **CASE NO.**

16 **DEPT. NO.**

17 **TITLE OF DOCUMENT**

18 **HEARING DATE:**

19 **HEARING TIME:**

20 **SIGNATURE**

21 **NAME**

22 **ADDRESS**

23 **CITY, STATE ZIP CODE**

24 **BEGIN DOCUMENT.....**

25

26

27

28

You must show a local address, NOT a post office box, and a local telephone number. This allows the court to contact you if necessary.

You are a Plaintiff (or a Defendant) throughout the pleading or paper you are preparing.

This is the court description. Type the appropriate court here.

Include "Family Division" ONLY if you are in Family court.

These numbers are assigned by the court when the first document is filed. If you know this information, include it.

This is the caption, which may vary between courts. You may check the Internet or the Forms Index for sample forms for a specific court.

Type the title of the document here.

These are completed IF a hearing is set.

Text of the pleading begins here. Examples of standard wording used in pleadings may be found in several resources. The Library staff can direct you to these books and show you how to use them, but CANNOT choose language or comment on your form. Court Rules require that you use paper numbered down the left side, with one inch margins at top, left, and bottom. The text of the pleading must be double spaced and aligned to the left. Blank pleading paper may be purchased at the Reference Desk for \$0.25 per page.

Signatures are required at the end of the document, but are signed in front of a Notary Public. A Notary can be found at most banks or you can look in the telephone directory to locate one near you.



ASTA

**IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE  
STATE OF NEVADA IN AND FOR  
THE COUNTY OF CLARK**

CHARLES LAM, individually and derivatively on  
behalf of TRAN ENTERPRISES, LLC, and as  
Trustee of the NT REVOCABLE LIVING TRUST,  
dated the 15th of October, 2009,

Plaintiff(s),

vs.

P. STERLING KERR, individually and as Trustee of  
the NT LEGACY TRUST, dated the 15th day of  
October, 2009; NHU TRAN FOUNDATION, INC.,

Defendant(s),

Case No: A-17-760853-B

*Consolidated with A-17-766466-C,  
P-17-093258-T, P-17-093391-T*

Dept No: XIII

**CASE APPEAL STATEMENT**

1. Appellant(s): Charles Lam

2. Judge: Mark R. Denton

3. Appellant(s): Charles Lam

Counsel:

Charles Lam  
P.O. Box 27738  
Las Vegas, NV 89126

4. Respondent (s): P. Sterling Kerr, individually and as Trustee of the NT Legacy Trust, dated  
the 15th day of October, 2009

1 Counsel:

2 Alexander G. LeVeque  
3 9060 W. Cheyenne Ave.  
4 Las Vegas, NV 89129

5 Respondent (s): NHU Tran Foundation, Inc.

6 Counsel:

7 Lance C. Earl  
8 10001 Park Run Dr.  
9 Las Vegas, NV 89145

10 Respondent (s): Court Appointed Receiver, Robert Ansara of Dunham Trust Company

11 Counsel:

12 Daniel P. Kiefer  
13 1707 Village Center Cir., Suite 150  
14 Las Vegas, NV 89134

15 5. Appellant(s)'s Attorney Licensed in Nevada: N/A  
16 Permission Granted: N/A

17 Respondent(s)'s Attorney Licensed in Nevada: Yes  
18 Permission Granted: N/A

19 Respondent(s)'s Attorney Licensed in Nevada: Yes  
20 Permission Granted: N/A

21 Respondent(s)'s Attorney Licensed in Nevada: Yes  
22 Permission Granted: N/A

23 6. Has Appellant Ever Been Represented by Appointed Counsel In District Court: No

24 7. Appellant Represented by Appointed Counsel On Appeal: N/A

25 8. Appellant Granted Leave to Proceed in Forma Pauperis\*\*: N/A  
26 \*\*Expires 1 year from date filed  
27 Appellant Filed Application to Proceed in Forma Pauperis: No  
28 Date Application(s) filed: N/A

9. Date Commenced in District Court: September 1, 2017

10. Brief Description of the Nature of the Action: REAL PROPERTY - Other

Type of Judgment or Order Being Appealed: Judgment

11. Previous Appeal: Yes

Supreme Court Docket Number(s): 82032

12. Child Custody or Visitation: N/A

13. Possibility of Settlement: Unknown

Dated This 2 day of November 2021.

Steven D. Grierson, Clerk of the Court

/s/ Heather Ungermann

Heather Ungermann, Deputy Clerk

200 Lewis Ave

PO Box 551601

Las Vegas, Nevada 89155-1601

(702) 671-0512

cc: Charles Lam

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

**Charles Lam, Plaintiff(s)**  
**vs.**  
**P. Sterling Kerr, Defendant(s)**

§  
§  
§  
§  
§  
§

Location: **Department 13**  
Judicial Officer: **Denton, Mark R.**  
Filed on: **09/01/2017**  
Cross-Reference Case Number: **A760853**  
Supreme Court No.: **82032**

**CASE INFORMATION**

**Related Cases**

A-17-766466-C (Consolidated)  
P-17-093258-T (Consolidated)  
P-17-093391-T (Consolidated)

Case Type: **NRS Chapters 78-89**

Case Flags: **Consolidated - Lead Case**  
**Discovery heard by Department**  
**Appealed to Supreme Court**  
**Jury Demand Filed**  
**Case Note**

**Statistical Closures**

10/02/2020 Voluntary Dismissal

*Per 5/3/18 Order, Motions  
related to sale/transfer/etc. of  
property are to be set in front of  
the Probate Commissioner*  
**Other Title to Property Case**

**DATE**

**CASE ASSIGNMENT**

**Current Case Assignment**

Case Number A-17-760853-B  
Court Department 13  
Date Assigned 09/01/2017  
Judicial Officer Denton, Mark R.

**PARTY INFORMATION**

		<i>Lead Attorneys</i>
<b>Plaintiff</b>	<b>Lam, Charles</b>	<b>Pro Se</b> 702-373-1689(H)
	<b>Lam, Charles</b> Removed: 05/23/2018 Data Entry Error	
	<b>NT Revocable Living Trust Dated October 15 2009</b>	<b>Callister, Matthew Q</b> <i>Retained</i> 702-385-3343(W)
	<b>Tran Enterprises LLC</b>	<b>Callister, Matthew Q</b> <i>Retained</i> 702-385-3343(W)
<b>Defendant</b>	<b>Kerr, P. Sterling</b>	<b>Solomon, Mark Alan</b> <i>Retained</i> 7028535483(W)
	<b>Nhu Tran Foundation, Inc.</b>	<b>Earl, Lance C.</b> <i>Retained</i> 702-222-2500(W)
	<b>NT Legacy Trust Dated October 15 2009</b>	<b>Evensen, Lars K.</b> <i>Retained</i> 7026694600(W)
	<b>Tran Enterprises LLC</b> Removed: 04/05/2018 Data Entry Error	<b>Solomon, Mark Alan</b> <i>Retained</i> 7028535483(W)

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

**Consolidated Case Party**     **Edward Homes Inc**

**Callister, Matthew Q**  
*Retained*  
702-385-3343(W)

**Receiver**     **Ansara, Robert**

**Kiefer, Daniel P.**  
*Retained*  
702-333-1711(W)

**Third Party Defendant**     **Big Teton LLC**  
Removed: 11/20/2018  
Dismissed

**Lam, Charles**  
Removed: 10/01/2020  
Dismissed

**Pro Se**  
702-221-0096(H)

**Third Party Plaintiff**     **NT Legacy Trust Dated October 15 2009**  
Removed: 10/01/2020  
Dismissed

**Evensen, Lars K.**  
*Retained*  
7026694600(W)

**Tran Enterprises LLC**  
Removed: 10/01/2020  
Dismissed

**Callister, Matthew Q**  
*Retained*  
702-385-3343(W)

**Tran Enterprises LLC**  
Removed: 04/05/2018  
Data Entry Error

**Trustee**     **Kaufman, Mary**







**Posin, Mitchell L**  
*Retained*  
702-382-2222(W)

**Kerr, P. Sterling**  
Removed: 07/24/2018  
Change of Status

**Solomon, Mark Alan**  
*Retained*  
7028535483(W)








**Lam, Charles**

**Pro Se**  
702-373-1689(H)

DATE	EVENTS & ORDERS OF THE COURT	INDEX
09/01/2017	 Complaint (Business Court) Filed By: Trustee Lam, Charles <i>[1] Complaint</i>	
09/01/2017	 Initial Appearance Fee Disclosure Filed By: Plaintiff Tran Enterprises LLC <i>[2] Initial Appearance Fee Disclosure</i>	
09/01/2017	 Summons Electronically Issued - Service Pending Party: Trustee Lam, Charles <i>[3] Summons</i>	
09/01/2017	 Notice of Pendency of Action Filed By: Trustee Lam, Charles <i>[4] Notice Of Pendency Of Action (Lis Pendens)</i>	
09/01/2017	 Motion Filed By: Trustee Lam, Charles <i>[5] Motion for Removal of Kerr and kaufman as Trustee and as Manager on Order Shortening Time</i>	
09/01/2017	 Motion	














DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

	Filed By: Trustee Lam, Charles <i>[6] Motion for Temporary Restraining Order and Preliminary Injunction</i>
09/01/2017	 Declaration Filed By: Trustee Lam, Charles <i>[7] Declaration Of Charles Lam In Support Of Motion For Temporary Restraining Order And Preliminary Injunction, For Removal Of Trustee, And For Appoinment Of Receiver</i>
09/05/2017	 Affidavit Filed By: Trustee Lam, Charles <i>[8] Affidavit of Process Server re P. Sterling Kerr, individually and as Trustee of the NT Legacy Trust, dated the 15th of October 2009</i>
09/05/2017	 Supplement Filed by: Trustee Lam, Charles <i>[9] Supplement To The Motion For Temporary Restraining Order And The Removal Of Kerr And Kaufman As Trustee And As Manager On Order Shortening Time</i>
09/06/2017	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>09/06/2017, 09/21/2017</b> <i>Plaintiffs' Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time</i> Continued; Referred to Probate Judge; Continued; Referred to Probate Judge; <i>Continued</i>
09/06/2017	<b>Motion for Temporary Restraining Order</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Motion for Temporary Restraining Order</i> Granted; <i>Granted</i>
09/06/2017	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.)  <b>MINUTES</b> Matter Heard; <i>Matter Heard</i>  <b>SCHEDULED HEARINGS</b> <b>Motion for Preliminary Injunction</b> (09/21/2017 at 9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Pltf's Motion for Preliminary Injunction</i> <i>Granted</i>
09/06/2017	 Order Filed By: Trustee Lam, Charles <i>[10] Order Granting Motion For Temporary Restraining Order And Setting Hearing On Motion For Preliminary Injunction</i>
09/06/2017	 Notice of Entry Filed By: Trustee Lam, Charles <i>[11] Notice Of Entry Of Order Granting Motion For Temporary Restraining Order And Setting Hearing On Motion For Preliminary Injunction</i>
09/06/2017	 Notice Filed By: Trustee Lam, Charles <i>[12] Notice Of Filing Of Cash Bond Pursuant To Order Granting Motion For Temporary Restraining Order And Setting Hearing On Motion For Preliminary Injunction</i>









DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

09/15/2017	 Initial Appearance Fee Disclosure <i>[13] Initial Appearance Fee Disclosure</i>
09/15/2017	 Opposition <i>[14] Opposition to Motion for Temporary Restraining Order and Preliminary Injunction</i>
09/18/2017	 Appendix Filed By: Defendant Kerr, P. Sterling <i>[15] Appendix of Exhibits to Opposition to Motion for Temporary Restraining Order and Preliminary Injunction</i>
09/19/2017	 Reply to Opposition Filed by: Trustee Lam, Charles <i>[16] Reply To Defendants Opposition To Plaintiff's Motion For Preliminary Injunction And Plaintiff's Motion For Removal Of Kerr And Kaufman As Trustee And As Manager</i>
09/19/2017	 Declaration Filed By: Trustee Lam, Charles <i>[17] Second Declaration Of Charles Lam In Support Of Reply To Defendants Opposition To Plaintiff's Motion For Preliminary Injunction And Plaintiff's Motion For Removal Of Kerr And Kaufman As Trustee And As Manager</i>
09/21/2017	<b>Motion for Preliminary Injunction (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Pltf's Motion for Preliminary Injunction</i> Granted; <i>Granted</i>
09/21/2017	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
09/27/2017	 Amended Filed By: Trustee Lam, Charles <i>[18] Amended Notice of Pendency Action (Lis Pendens)</i>
10/04/2017	 Motion to Dismiss Filed By: Defendant Kerr, P. Sterling; Defendant NT Legacy Trust Dated October 15 2009 <i>[19] Defendants' Motion to Dismiss Pursuant to NRCP 17(a); For A More Definite Statement Pursuant To NRCP (12)(e)</i>
10/06/2017	 Order Filed By: Trustee Lam, Charles <i>[20] Order for Removal of Trustee and Appointment of Successor Trustee</i>
10/09/2017	 Notice of Entry Filed By: Trustee Lam, Charles <i>[21] Notice Of Entry Of Order For Removal Of Trustee And Appointment Of Successor Trustee</i>
11/01/2017	 Stipulation and Order Filed by: Trustee Lam, Charles <i>[22] Stipulation and Order to Continue Hearing om Motion to Dismiss Pursuant to NRCP 17 (a); for a More Definite Statement Pursuant to NRCP(12)(e)</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

11/02/2017	 Notice of Entry of Order Filed By: Trustee Lam, Charles <i>[23] Notice Of Entry Of Stipulation And Order To Continue Hearing On Motion To Dismiss Pursuant To Nrcp 17(A); For A More Definite Statement Pursuant To Nrcp(12)(E)</i>
11/03/2017	 Amended Complaint Filed By: Trustee Lam, Charles <i>[24] Amended Complaint</i>
11/13/2017	 Stipulation and Order Filed by: Trustee Lam, Charles <i>[25] Stipulation And Order Concerning Motion To Dismiss Pursuant To Nrcp 17(A); For A More Definite Statement Pursuant To Nrcp(12)(E)</i>
11/13/2017	 Summons Electronically Issued - Service Pending Party: Trustee Lam, Charles <i>[26] Summons - Civil</i>
11/14/2017	 Notice of Entry Filed By: Trustee Lam, Charles <i>[27] Notice Of Entry Of Stipulation And Order Concerning Motion To Dismiss Pursuant To Nrcp 17(A); For A More Definite Statement Pursuant To Nrcp(12)(E)</i>
11/14/2017	 Motion Filed By: Trustee Lam, Charles <i>[28] Motion To Consolidate Cases, And To Stay Proceedings In Second Case On Order Shortening Time</i>
11/20/2017	<b>CANCELED Motion to Dismiss (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Vacated - per Stipulation and Order Defendants' Motion to Dismiss Pursuant to NRCP 17(a); For A More Definite Statement Pursuant To NRCP (12)(e)</i>
11/20/2017	 Affidavit of Service Filed By: Trustee Lam, Charles <i>[29] Affidavit of Service</i>
11/27/2017	 Stipulation and Order Filed by: Trustee Lam, Charles <i>[30] Stipulation and Order to Continue Hearing on Motion to Consolidate Cases</i>
11/27/2017	 Order Filed By: Trustee Lam, Charles <i>[31] Order Granting Motion for Preliminary Injunction and Referring Motion for Removal of Trustee to Probate Commissioner</i>
11/28/2017	 Notice of Entry Filed By: Trustee Lam, Charles <i>[32] Notice Of Entry Of Order Granting Motion For Preliminary Injunction And Referring Motion For Removal Of Trustee To Probate Commissioner</i>
11/28/2017	 Notice of Entry Filed By: Trustee Lam, Charles <i>[33] Notice Of Entry Of Stipulation And Order To Continue Hearing On Motion To Consolidate Cases</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

11/28/2017	 Notice Filed By: Trustee Lam, Charles <i>[34] Notice Of Filing Of Bond Pursuant To Order Granting Motion For Preliminary Injunction And Referring Motion For Removal Of Trustee To Probate Commissioner</i>
11/28/2017	 Amended Filed By: Trustee Lam, Charles <i>[35] Amended Motion To Consolidate Cases, And To Stay Proceedings In Second And Third Cases</i>
11/30/2017	 Opposition and Countermotion <i>[36] Oppositin to Motion to Consolidate and to Stay Proceedings in Second Case on Order to Show Time and Countermotion to Dismiss Plaintiff's First Amended Complaint, or Alternatively, to Refer this Action to Probate Commissioner</i>
11/30/2017	 Appendix <i>[37] Appendix of Exhibits to: Opposition to Motion to Consolidate and to Stay Proceeding in Second Case on OST and Countermotion to Dismiss Plaintiff's First Amended Complaint etc</i>
12/04/2017	 Supplement <i>[38] Supplement to Appendix of Exhibits to: Opposition to Motion to Consolidate, and to Stay Proceedings in Second Case on Order Shortening Time and Countermotion to Dismiss Plaintiff's First Amended Complaint, or Alternatively, to Refer this Action to the Probate Commissioner</i>
12/05/2017	 Notice of Hearing Filed By: Trustee Lam, Charles <i>[39] Notice of Hearing</i>
12/08/2017	 Reply in Support Filed By: Trustee Lam, Charles <i>[40] Reply In Support Of Amended Motion To Consolidate Cases, And To Stay Proceedings In Second And Third Cases And Opposition To Countermotion To Dismiss Plaintiff's First Amended Complaint, Or Alternatively To Refer This Action To The Probate Commissioner</i>
12/13/2017	 Reply in Support <i>[41] Reply in Support of P. Sterling Kerr's Countermotion to Dismiss First Amended Complaint, or Alternatively to Refer this Action to the Probate Commissioner</i>
12/14/2017	<b>Motion to Consolidate (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Plaintiff Charles Lam's Motion to Consolidate Cases(A-17-760853-B and P-17-093391-T), and to Stay Proceedings in Second Case on Order Shortening Time</i> Granted; <i>Granted</i>
12/14/2017	<b>Opposition and Countermotion (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Defendants P. Sterling Kerr's Oppositin to Motion to Consolidate and to Stay Proceedings in Second Case on Order to Shortening Time and Countermotion to Dismiss Plaintiff's First Amended Complaint, or Alternatively, to Refer this Action to Probate Commissioner</i> Denied; <i>Denied</i>
12/14/2017	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
12/15/2017	 Motion

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

*[42] Motion for Reconsideration of Order Granting Preliminary Injunction or Alternatively to Alter or Amended Order*

12/18/2017



Amended Notice

Filed By: Defendant Kerr, P. Sterling

*[43] Amended Notice of Hearing on P. Sterling Kerr's Petition to Assume in Rem Jurisdiction Over the NT Legacy Trust, Dated October 15, 2009, Petition to Confirm Trustee and for Instructions; and Petition for a Declaration that the NT Legacy Trust is the Sole Member of Tran Enterprises and Petition to Expunge Lis Pendes*

12/18/2017



Notice of Hearing

*[44] Notice of Hearing on Motion for Reconsideration of Order Granting Preliminary Injunction or Alternatively, to Alter, or Amend Complaint*

12/20/2017



Reply in Support

*[45] Reply in Support of Petition to Assume in Rem Jurisdiction over the NT Legacy Trust, Dated October 15, 2009 and Petition to Confirm Trustee and for Instructions and Petition for a Declaration that the NT Legacy Trust is the Sole Member*

12/21/2017



**Petition (9:00 AM)** (Judicial Officer: Denton, Mark R.)

*Amended Notice of Hearing on P. Sterling Kerr's Petition to Assume in Rem Jurisdiction Over the NT Legacy Trust, Dated October 15, 2009, Petition to Confirm Trustee and for Instructions; and Petition for a Declaration that the NT Legacy Trust is the Sole Member of Tran Enterprises and Petition to Expunge Lis Pendes*

Granted in Part;

*Granted in Part*

12/22/2017



Order

Filed By: Trustee Lam, Charles

*[46] Order Granting Motion to Consolidate Cases and Denying Countermotion to Dismiss Plaintiff's First Amended Complaint, or, Alternatively to Refer this Action to the Probate Commissioner*

01/03/2018



Notice of Entry

Filed By: Trustee Lam, Charles

*[47] Notice Of Entry Of Order Granting Motion To Consolidate Cases And Denying Countermotion To Dismiss Plaintiff's First Amended Complaint, Or Alternatively To Refer This Action To The Probate Commissioner*

01/05/2018



Opposition

Filed By: Trustee Lam, Charles

*[48] Opposition To Defendant's Motion To For Reconsideration Of Order Granting Injunction, Or, Alternatively, To Alter And Or Amend Order*

01/11/2018



Objection

Filed By: Defendant Kerr, P. Sterling

*[49] Objection to Motion for Removal of Kerr as Trustee and as Manager*

01/12/2018



**Motion - HM (9:30 AM)** (Hearing Master: Yamashita, Wesley)

**01/12/2018, 02/02/2018**












*Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time*

Matter Continued; Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time










Denied; Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time

Matter Continued; Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time





DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

	Denied; Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time <i>Matter Continued</i>
01/12/2018	 Verification Filed by: Trustee Lam, Charles <i>[50] Verification of Amended Complaint and Errata to Amended Complaint</i>
01/17/2018	 Reply in Support Filed By: Defendant Kerr, P. Sterling <i>[51] Reply in Support of Motion for Reconsideration of Order Granting Preliminary Injunction, or, alternatively, to Alter or Amend Order</i>
01/17/2018	 Order <i>[52] Order Granting In Part and Denying in Part P. Sterling Kerr's Petition to Assume Jurisdiction in Rem Jurisdiction Over teh NT Legacy Trust, Dated October 15, 2009; Petition to Confirm Trustee and for Instructions; petition for a Declaration that the NT Legacy Trust is the Sole Member of Tran Enterprises, LLC; and Petition to Expunge List Pends</i>
01/17/2018	 Notice of Hearing Filed By: Trustee Lam, Charles <i>[53] Notice Of Hearing On Motion To Remove Kerr As Trustee Of Nt Legacy Trust. Dated The 15th Day Of October And As Manager Of Tran Enterprises, Llc, And To Appoint Charles Lam</i>
01/18/2018	 <b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Defendants' Motion for Reconsideration of Order Granting Preliminary Injunction or Alternatively to Alter or Amended Order</i> Denied in Part; <i>Denied in Part</i>
01/23/2018	 Notice of Entry <i>[54] Notice of Entry of Order (December 21st hearing)</i>
01/24/2018	 Reply to Motion Filed By: Trustee Lam, Charles <i>[55] Reply Brief For Motion For Removal Of Kerr As Trustee And As Manager And For Appointment Of Charles Lam</i>
01/26/2018	 Answer to Amended Complaint Filed By: Defendant Kerr, P. Sterling; Defendant Nhu Tran Foundation, Inc. <i>[56] Defendants Answer to Plaintiff's Amended Complaint</i>
01/26/2018	 Initial Appearance Fee Disclosure Filed By: Defendant Kerr, P. Sterling; Defendant Nhu Tran Foundation, Inc. <i>[57] Initial Appearance Fee Disclsoure</i>
01/31/2018	 Reply Filed by: Defendant Kerr, P. Sterling <i>[58] SUR-REPLY to Charles Lam's Reply Brief for Motion for Removal of Kerr as Trustee and as Manager and For Appointment of Charles Lam</i>
02/01/2018	 Motion Filed By: Trustee Lam, Charles <i>[59] Motion To Require An Accounting And For Distribution Of Specific Bequests</i>
02/12/2018	

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	 Business Court Order <i>[60] Business Court Order</i>
02/23/2018	 Motion for Partial Summary Judgment <i>[61] Defendants' Motion for Partial Summary Judgment</i>
02/27/2018	 Motion Filed By: Defendant Kerr, P. Sterling <i>[62] Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or In Alternative Conveyance to Charles Lam At Par Value Per the Bequest on Order Shortening Time</i>
02/27/2018	 Appendix Filed By: Defendant Kerr, P. Sterling <i>[63] Appendix of Exhibits to Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or In Alternative Conveyance to Charles Lam at Par Value Per the Bequest</i>
03/02/2018	 Opposition to Motion Filed By: Defendant Kerr, P. Sterling <i>[64] Opposition To Motion To Require An Accounting And For Distribution Of Specific Bequest And Counter-Motion for Turn-Over Of Accounting, Documents, And Accounts And Leave To Convey To Charles Lam Real Property At Par Value Per The Bequest</i>
03/02/2018	 Notice Filed By: Defendant Kerr, P. Sterling <i>[65] Notice of Submission of Exhibit 1 To Opposition To Motion To Require An Accounting And For Distribution Of Specific Bequest And Counter-Motion for Turn-Over Of Accounting, Documents, And Accounts And Leave To Convey To Charles Lam Real Property At Par Value Per The Bequest</i>
03/02/2018	 Motion to Consolidate Filed By: Defendant Kerr, P. Sterling; Defendant Nhu Tran Foundation, Inc. <i>[66] Motion to Consolidate</i>
03/05/2018	<b>Motion (9:00 AM) (Judicial Officer: Denton, Mark R.)</b> <b>03/05/2018, 04/09/2018</b> <i>Plaintiff's Motion to Require an Accounting and for Distribution of Specific Bequests</i> Matter Continued; Matter Heard; Matter Continued; Matter Heard; <i>Matter Continued</i>
03/05/2018	<b>Motion (9:00 AM) (Judicial Officer: Denton, Mark R.)</b> <b>03/05/2018, 04/09/2018</b> <i>Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or In Alternative Conveyance to Charles Lam At Par Value Per the Bequest on Order Shortening Time</i> Matter Continued; <i>Matter Continued</i>
03/05/2018	 <b>All Pending Motions (9:00 AM) (Judicial Officer: Denton, Mark R.)</b> Matter Heard; <i>Matter Heard</i>
03/05/2018	 <b>Mandatory Rule 16 Conference (3:30 PM) (Judicial Officer: Denton, Mark R.)</b>

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	Matter Heard; <i>Matter Heard</i>
03/09/2018	 Reply Filed by: Trustee Lam, Charles <i>[67] Reply In Support Of Motion To Require An Accounting And For Distribution Of Specific Bequests And Opposition To Counter-Motion For Turn-Over Of Accounting Documents And Accounts And Leave To Convey To Charles Lam Real Property At Par Value Per The Bequest</i>
03/12/2018	 Opposition Filed By: Trustee Lam, Charles <i>[68] Plaintiff's Opposition to Motion for Partial Summary Judgment, and, Alternative Motion for Leave to Amend</i>
03/15/2018	 Report and Recommendations <i>[69] The Probate Commissioner's Report and Recommendation Regarding Charles Lam's Motion for Removal of Kerr and Kaufman as Trustee and as Manager</i>
03/19/2018	 Stipulation and Order Filed by: Defendant Kerr, P. Sterling <i>[70] Stipulation and Order To Continue Hearing Date and Briefing Schedule</i>
03/20/2018	 Notice of Entry of Stipulation and Order Filed By: Defendant Kerr, P. Sterling <i>[71] Notice of Entry of Stipulation and Order to Continue Hearing Date and Briefing Schedule</i>
03/21/2018	 Order Setting Civil Jury Trial, Pre-Trial, and Calendar Call <i>[72] Order Re Rule 16 Conference, Setting Civil Jury Trial, Calendar Call and Deadlines for Motions; Discovery Scheduling Order</i>
03/21/2018	 Notice of Non Opposition Filed By: Defendant Kerr, P. Sterling <i>[73] Notice of Non-Opposition to Motion to Consolidate and Proposed Order</i>
03/23/2018	 Joint Case Conference Report Filed By: Trustee Lam, Charles <i>[74] Joint Case Conference Report</i>
03/23/2018	 Reply Filed by: Defendant Kerr, P. Sterling <i>[75] Reply to Opposition to Counter Motion for Turn Over of Accounting Documents and Accounts and Leave to Convey Charles Lam Real Property at Par Value Per the Bequest</i>
03/23/2018	 Reply Filed by: Defendant Kerr, P. Sterling <i>[76] Reply In Support of Defendants' Motion for Partial Summary Judgment</i>
03/23/2018	 Opposition Filed By: Trustee Lam, Charles <i>[77] Plaintiff's Opposition To Motion To Sell Real Property Aprn: 161-28-401-009; 161-28-301-006; And 161-28-401-013 Or In Alternative Conveyance To Charles Lam At Par Value Per The Bequest And Countermotion To Appoint Listing Agent Or Approve More Favorable Offers For The Property</i>
03/29/2018	<b>CANCELED Status Check (9:00 AM) (Judicial Officer: Denton, Mark R.)</b> <i>Vacated</i>













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	<i>Status Check: JCCR</i>
03/29/2018	 <b>Objection</b> Filed By: Trustee Lam, Charles <i>[78] Plaintiff's Objection To The Probate Commissioner's Report And Recommendation Regarding: Charles Lam's Motion For Removal Of Kerr And Kaufman As Trustee And Manager</i>
03/30/2018	 <b>Reply</b> Filed by: Defendant Kerr, P. Sterling <i>[79] Reply to Opposition to Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or In The Alternative Conveyance to Charles Lam At Par Value Per The Bequest and Opposition to Counter Motion To Appoint Listing Agent or Approve More Favorable Offers to the Property</i>
04/03/2018	 <b>Minute Order (8:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Minute Order Re: Deft's Motion to Consolidate A760853 &amp; A766466</i> Minute Order - No Hearing Held; Minute Order Re: Deft's Motion to Consolidate A760853 & A766466 <i>Minute Order - No Hearing Held</i>
04/03/2018	 <b>Order Granting Motion</b> Filed By: Defendant Kerr, P. Sterling <i>[80] Order Granting Motion to Consolidate</i>
04/04/2018	 <b>Notice of Entry of Order</b> Filed By: Defendant Kerr, P. Sterling <i>[81] Notice of Entry of Order Granting Motion To Consolidate</i>
04/05/2018	<b>CANCELED Motion to Consolidate (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Vacated - per Law Clerk</i> <i>Deft's Motion to Consolidate A760853 &amp; A766466</i>
04/09/2018	<b>Motion for Partial Summary Judgment (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Defendants' Motion for Partial Summary Judgment</i> Granted; <i>Granted</i>
04/09/2018	<b>Opposition and Countermotion (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Reply in Support of Motion to Require an Accounting and for Distribution of Specific Bequests and Opposition to Countermotion for Turn-Over of Accounting Documents and Accounts and Leave to Convey to Charles Lam Real Property at Par Value Per the Bequest</i>
04/09/2018	<b>Opposition and Countermotion (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Opposition To Motion To Sell Real Property Apn: 161-28-401-009; 161-28-301-006; And 161-28-401-013 Or In Alternative Conveyance To Charles Lam At Par Value Per The Bequest And Countermotion To Appoint Listing Agent Or Approve More Favorable Offers For The Property</i>
04/09/2018	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
04/09/2018	 <b>Response</b> Filed by: Defendant Kerr, P. Sterling <i>[82] P. Sterling Kerr's Response to Charles Lam's Objection to the Probate Commissioner's Report and Recommendation</i>









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04/24/2018	 Stipulation and Order <i>[83] Stipulation and Order to Continue Hearing on Objection to Report and Recommendation</i>
04/24/2018	 Notice of Entry of Stipulation and Order <i>[84] Notice of Entry of Stipulation and order to Continue Hearing on Objection to Report and Recommendation</i>
05/02/2018	 Recorders Transcript of Hearing <i>[85] Recorders Transcript of Hearing Re: All Pending Motions, April 9, 2018</i>
05/03/2018	 Order Filed By: Defendant Kerr, P. Sterling <i>[86] Order Referring to Probate Commissioner the Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or in the Alternative Conveyance to Charles Lam at Par Value Per the Bequest And Opposition to Countermotion to Appoint Listing Agent Or Approve More Favorable Offers to the Property</i>
05/07/2018	 <b>Objection (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <b>05/07/2018, 06/18/2018</b> <i>Plaintiff's Objection to the Probate Commissioner's Report and Recommendation Regarding: Charles Lam's Motion for Removal of Kerr and Kaufman as Trustee and Manager</i> Matter Heard; Motion Denied; Matter Heard; Motion Denied; <i>Matter Heard</i>
05/07/2018	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[87] Notice of Entry of Order</i>
05/09/2018	 Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[88] Notice of Hearing By Referral On Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property</i>
05/10/2018	 Affidavit of Service Filed By: Plaintiff Tran Enterprises LLC <i>[89] Affidavit of Service for Charles Lam Individually</i>
05/10/2018	 Affidavit of Service Filed By: Plaintiff Tran Enterprises LLC <i>[90] Affidavit of Service for Charles Lam as Trustee</i>
05/10/2018	 Notice of Attorney Lien Filed By: Trustee Lam, Charles <i>[91] Notice Of Attorney s Lien Pursuant To NRS 18.015</i>
05/11/2018	 Motion to Withdraw As Counsel Filed By: Trustee Lam, Charles <i>[92] Motion to Withdraw as Attorney of Record on Order Shortening Time</i>













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05/11/2018	 Motion to Enforce Filed By: Trustee Lam, Charles <i>[93] Motion to Enforce Attorney's Lien on Order Shortening Time</i>
05/17/2018	 Petition <i>[94] Petition for Instruction Regarding Procedure by Which to Sell Real Property of the NT Legacy Trust/Tran Enterprises and for Declaratory Relief</i>
05/17/2018	 Notice of Hearing <i>[95] Notice of Hearing (On Petition for Instruction)</i>
05/18/2018	 Notice Filed By: Trustee Lam, Charles <i>[96] Notice Of Submission Of Attorney s Invoices In Support Of Motion To Enforce Attorney s Lien On Order Shortening Time For In Camera Review</i>
05/21/2018	 Opposition to Motion Filed By: Trustee Lam, Charles <i>[97] Opposition to Motion to Enforce Attorney's Lien and Motion to Withdraw as Counsel of Record on Order Shortening Time</i>
05/22/2018	 Opposition Filed By: Defendant Kerr, P. Sterling <i>[98] Limited Opposition To Motion To Withdraw As Counsel of Record on Order Shortening Time</i>
05/23/2018	 Notice of Appearance Party: Trustee Lam, Charles; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009 <i>[99] Notice of Appearance</i>
05/23/2018	 Supplemental Filed by: Trustee Lam, Charles; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009 <i>[100] Supplemental Affidavit of Charles Lam in Support of His Opposition To Motion To Enforce Attorney Lien</i>
05/24/2018	<b>Motion to Withdraw as Counsel (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>J. Michael Oakes, Esq.'s Motion to Withdraw as Attorney of Record on Order Shortening Time</i> Granted; <i>Granted</i>
05/24/2018	<b>Motion to Enforce (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>J. Michael Oakes, Esq.'s Motion to Enforce Attorney's Lien on Order Shortening Time</i> Under Advisement; <i>Under Advisement</i>
05/24/2018	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
05/25/2018	 <b>Hearing (9:30 AM)</b> (Hearing Master: Yamashita, Wesley) <i>Notice of Hearing By Referral On Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property</i>









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	<p>Decision Made; Notice of Hearing By Referral On Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property <i>Decision Made</i></p>
05/29/2018	<p> Motion Filed By: Defendant Kerr, P. Sterling; Defendant Nhu Tran Foundation, Inc.; Defendant Tran Enterprises LLC <i>[101] Referral Motion to Ratify Sale of Five Parcels: APH: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i></p>
05/30/2018	<p><b>Summary Judgment</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Plaintiff), Tran Enterprises LLC (Plaintiff), NT Revocable Living Trust Dated October 15 2009 (Plaintiff), Edward Homes Inc (Consolidated Case Party), Charles Lam (Plaintiff) Creditors: P. Sterling Kerr (Defendant), NT Legacy Trust Dated October 15 2009 (Defendant), Nhu Tran Foundation, Inc. (Defendant), Tran Enterprises LLC (Defendant) Judgment: 05/30/2018, Docketed: 05/30/2018 Comment: Certain Claims</p>
05/30/2018	<p> Findings of Fact, Conclusions of Law and Order Filed By: Defendant Kerr, P. Sterling <i>[102] Findings of Fact, Conclusions of Law and Order Granting Defendants' Motion for Partial Summary Judgment</i></p>
05/30/2018	<p> Order Filed By: Trustee Lam, Charles <i>[103] Order Concerning Motion To Require An Accounting And For Distribution Of Specific Bequest And Counter-Motion For Turn-Over Of Accounting Documents And Accounts And Leave To Convey To Charles Lam Real Property At Par Value Per The Bequest</i></p>
05/30/2018	<p> Three Day Notice of Intent to Default Filed By: Plaintiff Tran Enterprises LLC <i>[104] Three Day Notice of Intent to Take Default Against Third Party Defendants Charles Lam, Individually and as Trustee of the NT Revacable Trust Dated The 15th Day October 2009</i></p>
05/30/2018	<p> Notice of Entry of Order Filed By: Trustee Lam, Charles <i>[105] Notice Of Entry Of Order Concerning Motion To Require An Accounting And For Distribution Of Specific Bequest And Counter-Motion For Turn-Over Of Accounting Documents And Accounts And Leave To Convey To Charles Lam Real Property At Par Value Per The Bequest</i></p>
05/30/2018	<p> Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[108] Notice of Hearing on Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i></p>
05/31/2018	<p> Certificate of Service Filed by: Plaintiff Tran Enterprises LLC <i>[106] Certificate of Service</i></p>
05/31/2018	<p> Answer Filed By: Trustee Lam, Charles <i>[107] Answer</i></p>

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05/31/2018	 <b>Motion</b> Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC <i>[109] Motion to Amend, Intervene, and For Mandatory Injunction Order Shortening Time Requested</i>
05/31/2018	 <b>Joinder To Motion</b> <i>[110] Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-101-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i>
06/01/2018	 <b>Petition for Instructions</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Petition for Instruction Re Procedure by Which To Sell Real Property Of the NT Legacy Trust/Tran Enterprises and FOR DECLARATORY RELIEF (Referred by Dept XIII) CONSOLIDATED WITH P093258, P093391, and A766466)</i> Approved and Granted; Petition for Instruction Re Procedure by Which To Sell Real Property Of the NT Legacy Trust/Tran Enterprises and FOR DECLARATORY RELIEF <i>Approved and Granted</i>
06/01/2018	 <b>Notice of Entry of Findings of Fact, Conclusions of Law</b> Filed By: Defendant Kerr, P. Sterling <i>[111] Notice of Entry of Order of Findings of Fact, Conclusions of Law and Order Granting Defendants' MPSJ</i>
06/01/2018	 <b>Order Granting Motion</b> <i>[112] Order Granting Motion To Withdraw As Attorney Of Record</i>
06/01/2018	 <b>Notice of Entry of Order</b> Filed By: Trustee Lam, Charles <i>[113] Notice Of Entry Of Order Granting Motion To Withdraw As Attorney Of Record</i>
06/07/2018	 <b>Report and Recommendations</b> <i>[114] Probate and Commissioner's Report and Recommendation Regarding Petition for Instructon Regarding Procedure By Which to Sell Real Property</i>
06/07/2018	 <b>Substitution of Attorney</b> <i>[115] Substitution of Attorney</i>
06/07/2018	 <b>Notice</b> <i>[116] Notice of Filing Probate Commissioner's Report and Recommendation (June 1st hearing)</i>
06/08/2018	 <b>Reply in Support</b> <i>[117] Reply in Support of Motion to Enforce Attorney's Lien</i>
06/12/2018	 <b>Reply to Opposition</b> Filed by: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant Nhu Tran Foundation, Inc. <i>[118] Limited Sur-Reply in Opposition to Motion to Enforce Attorney's Lien</i>
06/13/2018	 <b>Minute Order</b> (9:30 AM) (Judicial Officer: Denton, Mark R.) Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
06/15/2018	<b>Motion - HM</b> (9:30 AM) (Hearing Master: Yamashita, Wesley)  <i>Notice of Hearing on Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012;</i>

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	<i>177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i> Granted; <i>Granted</i>
06/15/2018	<b>Joinder</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-101-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i> Granted; <i>Granted</i>
06/15/2018	 <b>All Pending Motions</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>ALL PENDING: Notice of Hearing on Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 ... Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-101-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i> Granted; ALL PENDING: Notice of Hearing on Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 ... Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-101-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 <i>Granted</i>
06/18/2018	<b>Motion to Intervene</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>P. Sterling Kerr, as Trustee's Motion to Amend, Intervene, and For Mandatory Injunction Order Shortening Time Requested</i> Motion Granted; <i>Motion Granted</i>
06/18/2018	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
06/18/2018	 Order <i>[119] Order Affirming The Probate Commissioner's Report and Recommendation Regarding Charles Lam's Motion for Removal of Kerr and Kaufman as Trustee as Manager</i>
06/18/2018	 Notice of Entry of Order <i>[120] Notice of Entry of Order Affirming The Probate Commissioner's Report and Recommendation Regarding Charles Lam's Motion for Removal of Kerr and Kaufman as Trustee and as Manager</i>
06/28/2018	 Order <i>[121] Order Granting Motion to Amend, Intervene, and For Mandatory Injunction</i>
06/28/2018	 Certificate of Service <i>[122] Certificate of Service of Notice of Entry of Filing Probate Commissioner's Report and Recommendation</i>
06/28/2018	 Notice of Entry of Order <i>[123] Notice of Entry of Order Granting Motion to Amend, Intervene, and For Mandatory Injunction</i>
07/02/2018	 Report and Recommendations <i>[124] The Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; And 161-28-301-013 or In the Alternative Conveyance to Charles Lam at Par Value Per the Bequest and Opposition to</i>

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*Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)*

07/03/2018	 Notice of Entry of Order <i>[125] Notice of Entry of the Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; And 616-28-301-013 or In the Alternative Conveyance to Charles Lam At Par Value Per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property Referred to the Probate Commissioner by Department XIII EDCR 4306(b)</i>
07/03/2018	 Notice of Posting Bond <i>[126] Notice of Posting Cash Bond</i>
07/05/2018	 Third Party Complaint TPP: Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[127] Defendants Amended Answer to Plaintiff's Amended Complaint and Third Party Complaint in Intervention</i>
07/05/2018	 Initial Appearance Fee Disclosure Filed By: Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[128] Initial Appearance Fee Disclosure</i>
07/05/2018	 Summons Electronically Issued - Service Pending Party: Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[129] Summons - The Big Teton, LLC</i>
07/09/2018	 Order <i>[130] Order Granting Motion to Enforce Attorney's Lien</i>
07/09/2018	 Notice of Entry <i>[131] Notice of Entry of Order Granting Motion to Enforce Attorney's Lien</i>
07/09/2018	 Summons Electronically Issued - Service Pending Party: Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[132] Summons</i>
07/11/2018	 Amended Certificate of Service Party: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[133] Amended Certificate of Service Notice of Entry of the Probate Commissioner's Report and Recommendation Regarding: Motion To Sell Real Property APN: 161-28-401-009; 161-28-301-006; AND 161-28-301-013 Or in the Alternative Conveyance to Charles Lam at Par Value Per the Bequest and Opposition To the Counter Motion to Appoint Listing Agent Or Approve More Favorable Offers to the Property Referred To The Probate Commissioner By Department XIII EDCR 4.03(b)</i>
07/17/2018	 Errata Filed By: Defendant Kerr, P. Sterling <i>[134] Errata to Defendants Amended Answer to Plaintiff's Amended Complaint and Third Party Complaint in Intervention</i>
07/18/2018	 Motion Filed By: Defendant Kerr, P. Sterling <i>[135] Motion to Appoint A Receiver Over Nhu Tran Foundation, Inc., Motion for Order to Show Cause Why Charles Lam Should Not be Held In Contempt of Court and Order</i>

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*Shortening Time*

07/18/2018



Errata

Filed By: Defendant Kerr, P. Sterling

*[136] Errata to Exhibit 8 of the Motion to Appoint a Receiver Over Nhu Tran Foundation, Inc. Motion For Order to Show Cause Why Charles Lam Should Not Be Held In Contempt of Court*

07/20/2018



**Motion for Appointment of Receiver (9:00 AM)** (Judicial Officer: Denton, Mark R.)

*Defendants' Motion to Appoint A Receiver Over Nhu Tran Foundation, Inc., Motion for Order to Show Cause Why Charles Lam Should Not be Held In Contempt of Court and Order Shortening Time Requested*

Granted;

*Granted*

07/20/2018



Order

Filed By: Defendant Kerr, P. Sterling

*[137] Order Granting Motion To Appoint Receiver Over Nhu Tran Foundation, Inc. and Motion for Order to Show Cause Why Charles Lam Should Not be Held in Contempt of Court*

07/23/2018



Notice of Entry of Order

Filed By: Defendant Kerr, P. Sterling

*[138] Notice of Entry of Order*

07/24/2018



Order

*[139] Order Affirming and Adopting Probate Commissioner's Report and Recommendation Regarding: Petition for Instruction Regarding Procedure by Which to Sell Real Property of the NT Legacy Trust/Tran Enterprises and for Declaratory Relief*

07/25/2018



Notice of Entry of Order

*[140] Notice of Entry of Order Affirming and Adopting Probate Commissioner's Report and Recommendation Regarding Petition for Instruction Regarding Procedure by Which to Sell Real Property of the NT Legacy Trust/Tran Enterprises and for Declaratory Relief*

07/26/2018



Order

Filed By: Defendant Kerr, P. Sterling

*[141] Order Affirming The Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 Or In the Alternative Conveyance to Charles Lam at Par Value Per the Bequest and Opposition to Counter Motion to Appoint Listing Agent Or Approve More Favorable Offers to the Property Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)*

07/26/2018



Notice of Hearing

Filed By: Defendant Kerr, P. Sterling

*[142] Notice of Hearing*

07/26/2018



Notice of Entry of Order

Filed By: Defendant Kerr, P. Sterling

*[143] Notice of Entry of Order*

07/30/2018



Notice of Compliance

Party: Defendant Kerr, P. Sterling

*[144] Notice of Compliance*

08/03/2018













Opposition to Motion










*[145] Opposition to Motion to Ratify Sale of Fie Parcels: APN; 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011*











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08/03/2018	 Opposition to Motion <i>[146] Opposition to Motion to Appoint a Receiver over Nhu Tran Foundation, Inc. and Motion for Order to Show Cause Why Charles Lam Should Not be Held in Contempt of Court</i>
08/03/2018	 Summons Filed by: Defendant Kerr, P. Sterling <i>[147] Summons</i>
08/06/2018	 Summons Filed by: Defendant Kerr, P. Sterling <i>[148] Summons</i>
08/07/2018	 Opposition Filed By: Trustee Lam, Charles <i>[149] Opposition to Probate Commissioner's Report and Recommendation regarding: Motion to Sell Real Property APN:161-28-401-009; 161-28-301-006; and 161-28-401-013 or in the Alternative Conveyance to Charles Lam at Par Value Per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
08/16/2018	 Report and Recommendations Filed by: Defendant Kerr, P. Sterling <i>[150] The Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APH: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 Referred to the probate Commissioner by Department XIII EDCR 4.03(b)</i>
08/16/2018	 Notice of Entry Filed By: Defendant Kerr, P. Sterling <i>[151] Notice of Entry of The Probate Commissioner s Report and Recommendation Regarding Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
08/20/2018	 Reply to Opposition Filed by: Defendant Kerr, P. Sterling <i>[152] Reply To Opposition To Motion To Appoint A Receiver Over The Nhu Tran Foundation, Inc. and Motion for Order to Show Cuase Why Charles Lam Should Not Be Held in Contempt of Court</i>
08/23/2018	 <b>Show Cause Hearing (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
08/27/2018	 Opposition Filed By: Trustee Lam, Charles <i>[153] Opposition to the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN:177-17-701-012;177-17-701-013;176-13-501-036;176-13-501-030; and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
08/31/2018	 Motion to Reconsider Filed By: Trustee Lam, Charles <i>[154] Motion for Reconsideration of Order Granting Motion to Appoint Receiver NHU Trans Foundation Inc</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

09/05/2018	 Notice Filed By: Receiver Ansara, Robert <i>[155] Notice of Appearance on Behalf of Court Appointed Receiver Robert Ansara of Professions Estate Administrators</i>
09/07/2018	 Motion to Reconsider Filed By: Trustee Lam, Charles <i>[156] Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding; Motion to Ratify Sale of Five Parcels</i>
09/07/2018	 Motion Filed By: Plaintiff Tran Enterprises LLC <i>[158] Motion to Re-Affirm Order Affirming Commissioner's Report and Recommendation and Motion to Expunge or Strike Opposition on OST</i>
09/10/2018	 Motion to Reconsider Filed By: Trustee Lam, Charles <i>[157] Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; Charles Lam at Par Value Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
09/10/2018	 Errata Filed By: Plaintiff Tran Enterprises LLC <i>[159] Errata to Motion to Reaffirm Order and Motion to Expunge or Strike</i>
09/10/2018	 Motion Filed By: Plaintiff Tran Enterprises LLC <i>[160] Motion for Order to Deposit Funds</i>
09/11/2018	 Reply to Opposition Filed by: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC <i>[161] Omnibus Reply to Lam s Opposition to The Probate Commissioner s Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b) and Opposition to Motion for Reconsideration of Probate Commissioner s Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b).</i>
09/14/2018	 Opposition Filed By: Trustee Lam, Charles <i>[162] Opposition to Motion to Re-affirm Order Affirming Commissioner's Report and Recommendation Re: Motion to Sell Real Property (APN:161-28-401-009: 161-28-301-006: 161-28-401-013) and Motion to Expunge or Strike Charles Lam's Opposition to Probate Commissioner's Report and Recommendation Regarding Motion to Sell Real Property( APN: 161-28-401-009: 161-28-301-006: 161-28-401-013)</i>
09/17/2018	 Reply in Support Filed By: Trustee Lam, Charles <i>[163] Reply in Support of Opposition to the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 17-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b) and Reply to Kerr's Opposition to Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-17-701-012; 177-17-701-13; 176-13-501-036; 176-13-501-030: and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

09/17/2018	 Opposition Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant Nhu Tran Foundation, Inc. <i>[164] Opposition to Motion For Reconsideration of Order Granting Motion to Appoint Receivewr Over Nhu tran Foundation, Inc.</i>
09/18/2018	 Motion for Order Filed By: Receiver Ansara, Robert <i>[165] Motion for an Order Extending Deadline for Filing of Receiver's Report on Order Shortening Time</i>
09/19/2018	 Reply to Opposition Filed by: Defendant Kerr, P. Sterling; Defendant Tran Enterprises LLC <i>[166] Reply to Opposition to: Motion to Re-Affirm Order Affirming Commissioner's Report and Recommendation Re: Motion to Sell Real property (APN 161-28-401-009; 161-28-301-006; 161-28-301-013) and Motion to Expunge or Strike Charles Lam's Opposition to probate Commissioner's Report and Recommendation Regarding Motion to Sell Real Property (APN 161-28-401-009; 161-28-301-006; 161-28-301-013)</i>
09/19/2018	 Motion for Summary Judgment Filed By: Plaintiff Tran Enterprises LLC <i>[167] Motion for Summary Judgment Against The Big Teton, LLC Or In The Alternative Against \$497,473.20</i>
09/19/2018	 Amended Filed By: Trustee Lam, Charles <i>[168] Amended Reply in Support of Opposition to the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 17-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b) and Reply to Kerr's Opposition to Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: APN 177-17-701-012; 177-17-701-13; 176-13-501-036; 176-13-501-030: and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
09/19/2018	 Opposition Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant Nhu Tran Foundation, Inc. <i>[169] Opposition to Charles Lam s Motion for Reconsideration Regarding Probate Commissioner s Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006, and 161-28-401-013 Or In The Alternative Conveyance to Charles Lam at Par Value per the Bequest Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
09/20/2018	 Order Shortening Time Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC <i>[170] Order Shortening Time to Move to 9/24/2018 Hearing Date</i>
09/21/2018	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[171] Certificate of Service</i>
09/24/2018	<b>Motion For Reconsideration (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Events: 09/10/2018 Motion to Reconsider <i>Plaintiff's Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; Charles Lam at Par Value Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

**MINUTES**



Motion to Reconsider

Filed By: Trustee Lam, Charles

*[157] Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; Charles Lam at Par Value Referred to the Probate Commissioner by Department XIII EDCR 4.03 (b)*

Denied;

*Denied*

09/24/2018

**Motion** (9:00 AM) (Judicial Officer: Denton, Mark R.)

*Motion to Re-Affirm Order Affirming Commissioner's Report and Recommendation and Motion to Expunge or Strike Opposition on OST*

Granted;

*Granted*

09/24/2018

**Motion** (9:00 AM) (Judicial Officer: Denton, Mark R.)

*Motion for An Order Extending Deadline for Filing Receiver's Report on Order Shortening Time*

Granted;

*Granted*

09/24/2018



**All Pending Motions** (9:00 AM) (Judicial Officer: Denton, Mark R.)

Matter Heard;

*Matter Heard*

09/24/2018



Reply in Support

*[172] Reply in Support of Opposition to Motion to Appoint a Receiver Over Nhu Tran Foundation, Inc. and Reply to Kerr's Opposition to Motion for Reconsideration of Order Granting Motion to Appoint Receiver Over Nhu Tran Foundation, Inc.*

09/24/2018



Reply in Support

*[173] Reply in Support of Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding Motion to Sell Real Property APN 161-28-401-009; 161-28-301-006 and 161-28-401-013 or in the Alternative Conveyance to Charles Lam at Par Value Per the Request and Reply to Kerr's Opposition to Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding Motion to Sell Real Property APN 161-28-401-009; 161-28-301-006; and 161-28-401-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Request Referred to the Probate Commissioner by Department XIII*

09/25/2018



**Minute Order** (8:00 AM) (Judicial Officer: Denton, Mark R.)

Minute Order - No Hearing Held;

*Minute Order - No Hearing Held*

09/26/2018



Ex Parte Motion

Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant Nhu Tran Foundation, Inc.

*[174] Ex-Parte Motion and Order to Consolidate Briefing and Hearings by Category*

09/27/2018



Notice of Change of Hearing

*[175] Notice of Change of Hearing*

09/28/2018










Order

Filed By: Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc.












*[176] Order Re: Motion For Order To Show Cause - Charles Lam*

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

10/01/2018	 Affidavit of Service Filed By: Plaintiff Tran Enterprises LLC <i>[177] Affidavit of Service</i>
10/01/2018	 Notice of Entry of Order Filed By: Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[178] Notice of Entry of Order Re: Motion For Order to Show Cause - Charles Lam</i>
10/02/2018	 Certificate of Service Filed by: Plaintiff Tran Enterprises LLC <i>[179] Certificate of Service</i>
10/02/2018	 Order Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[180] Order Re Mot to Reaffirm, Motion to Expunge Opp and Mot for Reconsideration</i>
10/03/2018	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[181] Notice of Entry of Order</i>
10/08/2018	<b>Motion to Reconsider (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Events: 08/31/2018 Motion to Reconsider <i>Motion for Reconsideration of Order Granting Motion to Appoint Receiver Over NHL Tran Foundation, Inc.</i>  <b>MINUTES</b>  Motion to Reconsider Filed By: Trustee Lam, Charles <i>[154] Motion for Reconsideration of Order Granting Motion to Appoint Receiver NHU Trans Foundation Inc</i>  Denied; <i>Denied</i>
10/08/2018	<b>Motion (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Events: 09/07/2018 Motion to Reconsider <i>Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding; Motion to Ratify Sale of Five Parcels</i>  <b>MINUTES</b>  Motion to Reconsider Filed By: Trustee Lam, Charles <i>[156] Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding; Motion to Ratify Sale of Five Parcels</i>  Over Ruled; <i>Over Ruled</i>
10/08/2018	<b>Motion for Order (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Motion for Order to Deposit Funds</i>  Granted; <i>Granted</i>
10/08/2018	<b>Motion for Summary Judgment (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Motion for Summary Judgment Against The Big Teton, LLC Or In The Alternative Against \$497,473.20</i>  Granted;

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

*Granted*

10/08/2018	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
10/08/2018	 Opposition to Motion For Summary Judgment Filed By: Trustee Lam, Charles <i>[182]</i>
10/09/2018	 Opposition to Motion Filed By: Third Party Defendant Lam, Charles <i>[183] Amended Opposition to Motion for Summary Judgment</i>
10/10/2018	 <b>Minute Order</b> (3:30 PM) (Judicial Officer: Denton, Mark R.) Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/10/2018	 Order Filed By: Defendant Kerr, P. Sterling <i>[184] Order Affirming The Probate Commissioner's Report and Recommendation Regarding Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i>
10/11/2018	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[185] Notice of Entry of Order Affirming the Probate Commissioner's Report and Recommendation Regarding: Motion to Ratify Sale of Five Parcels: Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 Referred to the Probate Commissioner by Department XIII EDCR 4.03(b)</i>
10/11/2018	 Opposition to Motion Filed By: Trustee Lam, Charles <i>[186] Opposition to Motion for Order to Deposit Funds Pursuant to NRCP67</i>
10/16/2018	 Motion Filed By: Trustee Lam, Charles <i>[187] Motion for Reconsideration of Order to Deposit Funds Pursuant to NRCP 67 and Order Granting Re: Motion for Summary Judgment Against the Big Teton LLC or in the Alternative Against \$497,973.20</i>
10/22/2018	 Order Filed By: Defendant Kerr, P. Sterling <i>[188] Order Re: Notice of Non-Compliance of Order Re: Motion for Order to Show Cause - Charles Lam and Affidavit of Lance Earl, Esq. and Order Authorizing Clerk of the Court Pursuant to NRCP 70</i>
10/23/2018	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[189] Notice of Entry of Order Re: Notice of Non-Compliance of Order Re: Motion for Order to Show Cause Charles Lam and Affidavit of Lance Earl, Esq. and Order Authorizing Clerk of the Court Pursuant to NRCP 70</i>
10/24/2018	 Motion Filed By: Trustee Lam, Charles <i>[190] Amended Motion for Reconsideration or in the Alternative Motion for -Rehearing of the</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

*Court Proceedings Occurred on 10-0818 Regarding: Order Granting Defendant's Motion to Deposit Funds Pursuant to NrCP 67; Order Granting Defendant's Motion for Summary Judgment Against the Big Teton LLC or in the Alternative Against \$497,973.20 and Order Denying Plaintiff's Motion for Reconsideration of a Previous Order to Appoint Receiver Over NHU Tran Foundation Inc*

10/24/2018



Receiver Report

Filed by: Receiver Ansara, Robert  
*[191] Receiver's Initial Report*

10/25/2018



Motion

Filed By: Trustee Lam, Charles  
*[192] Motion for Reimbursement of NT Revocable Living Trust Expenses*

10/25/2018

**Summary Judgment** (Judicial Officer: Denton, Mark R.)  
Debtors: Big Teton LLC (Third Party Defendant)  
Creditors: Tran Enterprises LLC (Third Party Plaintiff)  
Judgment: 10/25/2018, Docketed: 10/29/2018  
Total Judgment: 497,473.20

10/25/2018



Order

Filed By: Defendant Kerr, P. Sterling  
*[193] Order Denying Reconsideration of Appoint Receiver Over Nhu Tran Foundation, Inc.*

10/25/2018



Order

Filed By: Defendant Kerr, P. Sterling  
*[194] Order Granting Summary Judgment Against The Big Teton, LLC Or In The Alternative Against \$497,473.20*

10/25/2018



Order

Filed By: Defendant Kerr, P. Sterling  
*[195] Order Granting Motion for Order to Deposit Funds Pursuant to NRCP 67*

10/29/2018



Notice of Entry of Order

Filed By: Defendant Kerr, P. Sterling  
*[196] Notice of Entry of Order Granting Summary Judgment Against The Big Teton, LLC or In the Alternative Against \$497,473.20*

10/29/2018



Notice of Entry of Order

Filed By: Defendant Kerr, P. Sterling  
*[197] Notice of Entry of Order Granting Motion for Order to Deposit Funds Pursuant to NRCP 67*

10/29/2018



Notice of Entry of Order

Filed By: Defendant Kerr, P. Sterling  
*[198] Notice of Entry of Order Denying Reconsideration of Appoint Receiver Over Nhu Tran Foundation, Inc.*

10/30/2018



Motion

Filed By: Trustee Lam, Charles  
*[199] Motion for Reconsideration of Order Re; Notice of Non- Compliance of Order Re; Motion for Order to Show Cause-Charles Lam*

11/02/2018



Certificate of Mailing

Filed By: Defendant Kerr, P. Sterling  
*[200] Certificate of Mailing*

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

11/05/2018



**Opposition**

Filed By: Defendant Kerr, P. Sterling

*[201] Opposition to Motion for Reconsideration of Order to Deposit funds Pursuant to NRCP 67 and Order Granting Re: Motion for Summary Judgment Against The Big Teton, LLC Or In The Alternative Against \$497,973.20*

11/09/2018



**Reply in Support**

Filed By: Trustee Lam, Charles

*[202] Reply in Support of Motion for Reconsideration or in the Alternative Motion for Rehearing of the Court Proceedings Occurred on 10-08-2018 or Alternatively Reply to Opposition to Motion for Reconsideration of Order to Deposit Funds Pursuant to NRCP 67 and Order Granting Defendants' Motion for Summary Judgment Against the Big Teton, LLC OR in the Alternative Against \$497.973*

11/09/2018



**Opposition to Motion**

*[203] Opposition to Motion for Reimbursement of NT Revocable Living Trust Expenses and in the Alternative NRCP 56(f) Relief Requested*

11/12/2018



**Opposition**

*[204] Opposition To, and Request for Sanctions Under EDCR 7.60(b)(1) and (3) For, Charles Lam s Amended Motion for Reconsideration or in the Alternative Motion for Re-Hearing of the Court Proceedings Occurred on 10-08-2018 Regarding: Order Granting Defendant s Motion to Deposit Funds Pursuant to NRCP 67, Order Granting Defendant's Motion for Summary Judgment Against the Big Teton, LLC Or In the Alternative Against \$497,973.20; and Order Denying Plaintiff s Motion for Previous Order to Appoint Receiver Over Nhu Tran Foundation, Inc.*

11/12/2018



**Opposition**

Filed By: Defendant Kerr, P. Sterling

*[205] Opposition to Motion for Reconsideration of Order Re: Notice of Non-Compliance of Order Re: Motion for Order To Show Cause - Charles Lam*

11/12/2018



**Ex Parte Motion**

Filed By: Defendant Kerr, P. Sterling

*[206] Ex-Parte Motion to Consolidate Hearings on Four Motions November 26, 2018*

11/13/2018



**Order Denying**

Filed By: Defendant Kerr, P. Sterling

*[207] Order Denying Charles Lam's Pleadings Seeking Reconsideration of the Order Affirming Probate Commissioner's Report and Recommendations Regarding The Sale of Five Parcels: APN 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030 and 177-17-701-011*

11/14/2018



**Notice of Entry of Order**

Filed By: Defendant Kerr, P. Sterling

*[208] Notice of Entry of Order Denying Charles Lam s Pleadings Seeking Reconsideration of the Order Affirming Probate Commissioner s Report and Recommendation Regarding the Sale of Five Parcels: APN 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030 and 177-17-701-011*

11/15/2018



**Joinder**










Filed By: Receiver Ansara, Robert

*[209] Receiver's Joinder to Opposition to, and Request for Sanctions Under EDCR 7.60(B)(1) and (3), Charles Lam's Amended Motion for Reconsideration or in the Alternative Motion for Re-Hearing of the Court Proceedings Occurred on 10-08-2018 Regarding: Order Granting Defendant's Motion to Deposit Funds Pursuant to NRCP 67; Order Granting Defendant's Motion for Summary Judgment Against \$497,973.20; and Order Denying Plaintiff's Motion for*







DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

*Reconsideration of a Previous Order to Appoint Receiver Over NHU Tran Foundation, Inc.*

11/16/2018	 <b>Joinder</b> Filed By: Receiver Ansara, Robert <i>[210] Receiver's Joinder to Opposition to Motion for Reimbursement of NT Revocable Living Trust Expenses and in the Alternative NRCP 56(F) Relief Requested</i>
11/16/2018	 <b>Order</b> Filed By: Defendant Kerr, P. Sterling <i>[211] Order Granting Ex-Parte Motion to Consolidate Hearings on Four Motions November 26, 2018</i>
11/19/2018	 <b>Reply in Support</b> Filed By: Trustee Lam, Charles <i>[212] Reply in Support of Motion for Reimbursement of NT Revocable Living Trust Expenses or Alternatively Reply to Opposition to Motion for Reimbursement of NT Revocable Living Trust Expenses and in the Alternative NRCP 56(f) Relief Requested</i>
11/19/2018	 <b>Notice of Appearance</b> Party: Trustee Lam, Charles <i>[214] Notice of Appearance of Limited Scope and Motion for Extension of Time to File Reply Briefs (First Request)</i>
11/20/2018	<b>Order of Dismissal</b> (Judicial Officer: Denton, Mark R.) Debtors: Big Teton LLC (Third Party Defendant) Creditors: Tran Enterprises LLC (Third Party Plaintiff) Judgment: 11/20/2018, Docketed: 11/21/2018
11/20/2018	 <b>Order for Dismissal With Prejudice</b> Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[213] Request and Order of Dismissal with Prejudice of Third-Party Defendant, The Big Teton, LLC</i>
11/20/2018	 <b>Motion</b> Filed By: Trustee Lam, Charles <i>[218] Motion for Extension of Time to File Reply Briefs; Declaration of Counsel; and Order Shortening Time</i>
11/21/2018	 <b>Notice of Entry of Order for Dismissal With Prejudice</b> Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[215] Notice of Entry of Request and Order of Dismissal with Prejudice of Third-Party Defendant, The Big Teton, LLC</i>
11/21/2018	 <b>Amended Notice of Entry of Order</b> Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[216] Amended Notice of Entry of Request and Order of Dismissal with Prejudice of Third-Party Defendant, The Big Teton, LLC</i>
11/23/2018	 <b>Declaration</b> Filed By: Trustee Lam, Charles <i>[217] Declaration of Charles Lam</i>
11/26/2018	<b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>11/26/2018, 12/06/2018</b>

DISTRICT COURT  
**CASE SUMMARY**  
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	<i>Motion for Reconsideration of Order to Deposit Funds Pursuant to NRCP 67 and Order Granting Re: Motion for Summary Judgment Against the Big Teton LLC or in the Alternative Against \$497,973.20</i> Matter Continued; Denied; Matter Continued; Denied; <i>Matter Continued</i>
11/26/2018	<b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>11/26/2018, 12/06/2018</b> Events: 10/24/2018 Motion <i>Motion for Reconsideration or in the Alternative Motion for -Rehearing of the Court Proceedings Occurred on 10-0818 Regarding: Order Granting Defendant's Motion to Deposit Funds Pursuant to NrCP 67; Order Granting Defendant's Motion for Summary Judgment Against the Big Teton LLC or in the Alternative Against \$497,973.20 and Order Denying Plaintiff's Motion for Reconsideration of a Previous Order to Appoint Receier Over NHU Tran Foundation Inc</i> Matter Continued; Denied; Matter Continued; Denied; <i>Matter Continued</i>
11/26/2018	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>11/26/2018, 12/06/2018</b> Events: 10/25/2018 Motion <i>Motion for Reimbursement of NT Revocable Living Trust Expenses</i>  <b>MINUTES</b>  Motion Filed By: Trustee Lam, Charles <i>[192] Motion for Reimbursement of NT Revocable Living Trust Expenses</i> Matter Continued; Granted in Part; Matter Continued; Granted in Part; <i>Matter Continued</i>
11/26/2018	<b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>11/26/2018, 12/06/2018</b> <i>Motion for Reconsideration of Order Re; Notice of Non- Compliance of Order Re; Motion for Order to Show Cause-Charles Lam</i> Matter Continued; Denied Without Prejudice; Matter Continued; Denied Without Prejudice; <i>Matter Continued</i>
11/26/2018	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
11/26/2018	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[219] Notice of Entry of Order Granting Ex-Parte Motion To Consolidate Hearings on Four Motions November 26, 2018</i>
11/29/2018	 Motion for Order Filed By: Receiver Ansara, Robert <i>[220] Emergency Motion for an Order Instructing the Receiver Regarding Relevant Case</i>

DISTRICT COURT  
**CASE SUMMARY**  
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*Deadlines*

11/30/2018	 <b>Stipulation and Order</b> Filed by: Receiver Ansara, Robert <i>[221] Stipulation and Order to Extend Case Deadline</i>
11/30/2018	 <b>Reply in Support</b> Filed By: Trustee Lam, Charles <i>[222] Reply in Support of Amended Motion for Reconsideration or in the Alternative Motion for Re-hearing of the Court Proceedings Occurred on 10-08-2018 Regarding: Order Granting Defendants' Motion to Deposit Funds Pursuant to NRCP 67; Order Granting Defendants' Motion for Summary Judgment Against Big Teton, LLC or in the Alternative Against \$497,973.20; and Order Denying Plaintiffs' Motion for Reconsideration of a Previous Order to Appoint Receiver over Nhu Tran Foundation, Inc.</i>
11/30/2018	 <b>Declaration</b> Filed By: Trustee Lam, Charles <i>[223] Declaration of Charles Lam (Second Re: Reply)</i>
11/30/2018	 <b>Joinder To Motion</b> Filed By: Trustee Lam, Charles; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009 <i>[224] Charles Lam s Joinder in Receiver s Emergency Motion for An Order Instructing the Receiver Regarding Relevant Case Deadlines</i>
12/06/2018	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
12/06/2018	 <b>Application</b> Filed By: Receiver Ansara, Robert <i>[225] Application for Approval of Certain 2018 Receivership Expenses on an Order Shortening Time</i>
12/06/2018	 <b>Motion to Reconsider</b> Filed By: Trustee Lam, Charles <i>[226] Motion for Reconsideration of Request and Order of Dismissal with Prejudice of Third-Party Defendant, the Big Teton, LLC or Alternatively Opposition to Third-Party Plaintiff Preston Sterling Kerr's Request and Order of Dismissal with Prejudice of Third-Party Defendant, the Big Teton, LLC</i>
12/12/2018	 <b>Minute Order (4:30 PM)</b> (Judicial Officer: Denton, Mark R.) <i>Re: Plaintiff's Motions on 12/6/18</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
12/14/2018	 <b>Opposition</b> Filed By: Trustee Lam, Charles <i>[227] Opposition to Application for Approval of Certain 2018 Receivership Expenses on an Order Shortening Time</i>
12/17/2018	 <b>Hearing (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Application for Approval of Certain 2018 Receivership Expenses on an Order Shortening Time</i> Granted Without Prejudice; <i>Granted Without Prejudice</i>

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12/17/2018	 <b>Mandatory Rule 16 Conference</b> (3:30 PM) (Judicial Officer: Denton, Mark R.) <i>Supplemental Rule 16 Conference</i> Set Status Check; <i>Set Status Check</i>
12/20/2018	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Notice of Appearance of Limited Scope and Motion for Extension of Time to File Reply Briefs</i> <i>(First Request)</i>
12/21/2018	 <b>Opposition and Countermotion</b> Filed By: Defendant Kerr, P. Sterling <i>[228] Opposition to Motion for Reconsideration and Order of Dismissal With Prejudice of Third-Party Defendant, The Big Teton, LLC or Alternatively Opposition to Third-Party Plaintiff Kerr's Request and Order Dismissal With Prejudice of Third Party Defendant, The Big Teton, LLC and Counter-Motion for Contempt by Charles Lam and Sanctions and Motion for Sanctions EDCR 7.60</i>
12/27/2018	 <b>Motion to Withdraw As Counsel</b> Filed By: Trustee Lam, Charles <i>[229] Motion to Withdraw as Attorney of Record</i>
12/28/2018	 <b>Reply</b> Filed by: Trustee Lam, Charles <i>[230] Reply in Support of Motion for Reconsideration of Request and Order of Dismissal with Prejudice of Third Party Defendant, the Big Teton, LLC or Reply to Defendant Preston S. Kerr's Opposition to Motion for Reconsideration of Request and Order of Dismissal with Prejudice of Third Party Defendant, the Big Teton, LLC and Plaintiff's Opposition or Objection to Counter-Motion for Contempt by Charles Lam and Motion for Sanctions EDCR 7.60</i>
12/31/2018	 <b>Order Granting</b> Filed By: Receiver Ansara, Robert <i>[231] Order Granting Application for Approval of Certain 2018 Receivership Expenses on an Order Shortening Time</i>
12/31/2018	 <b>Amended</b> Filed By: Third Party Defendant Lam, Charles <i>[232] Reply</i>
01/07/2019	<b>CANCELED Pre Trial Conference</b> (3:50 PM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
01/10/2019	<b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Motion for Reconsideration of Request and Order of Dismissal with Prejudice of Third-Party Defendant, the Big Teton, LLC or Alternatively Opposition to Third-Party Plaintiff Preston Sterling Kerr's Request and Order of Dismissal with Prejudice of Third-Party Defendant, the Big Teton, LLC</i> Denied; <i>Denied</i>
01/10/2019	<b>Opposition and Countermotion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Opposition to Motion for Reconsideration and Order of Dismissal With Prejudice of Third-Party Defendant, The Big Teton, LLC or Alternatively Opposition to Third-Party Plaintiff Kerr's Request and Order Dismissal With Prejudice of Third Party Defendant, The Big Teton, LLC and Counter-Motion for Contempt by Charles Lam and Sanctions and Motion for Sanctions EDCR 7.60</i> Denied in Part; <i>Denied in Part</i>

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01/10/2019	<b>Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Granted; <i>Granted</i>
01/10/2019	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
01/15/2019	 <b>Minute Order</b> (10:45 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff Lam's Motion for Reconsideration and Defendants' Countermotion</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
01/17/2019	 Order Granting Motion Filed By: Trustee Lam, Charles <i>[233] Order Granting Paul C. Ray's Motion to Withdraw as Counsel</i>
01/18/2019	 Notice Filed By: Third Party Defendant Lam, Charles <i>[234] Notice of Non-Compliance</i>
01/18/2019	 Notice of Entry of Order Filed By: Trustee Lam, Charles <i>[235] Notice of Entry of Order Granting Motion to Withdraw as Attorney of Record</i>
01/18/2019	 Motion for Order Filed By: Receiver Ansara, Robert <i>[236] Emergency Motion for an Order Allowing Court-Appointed Receiver to Amend Nhu Tran Foundation Inc's Articles of Incorporation</i>
01/22/2019	<b>CANCELED Calendar Call</b> (2:00 PM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
01/23/2019	 Findings of Fact, Conclusions of Law and Order Filed By: Defendant Kerr, P. Sterling <i>[237] Findings of Fact and Conclusions of Law and Order Denying: (1) Motion for Reconsideration of Order to Deposit Funds Pursuant to NRCP 67 and Order Granting Re: Motion for Summary Judgment Against the Big Teton, LLC or</i>
01/23/2019	<b>Order</b> (Judicial Officer: Denton, Mark R.) Debtors: P. Sterling Kerr (Defendant), NT Legacy Trust Dated October 15 2009 (Defendant), Nhu Tran Foundation, Inc. (Defendant), Tran Enterprises LLC (Defendant) Creditors: Charles Lam (Plaintiff) Judgment: 01/23/2019, Docketed: 01/24/2019 Total Judgment: 3,816.16 Comment: Granted In Part
01/23/2019	 Findings of Fact, Conclusions of Law and Order Filed By: Defendant Kerr, P. Sterling <i>[238] Findings of Fact and Conclusions of Law and Order Denying Motion For Reconsideration of Order Re: Notice of Non-Compliance of Order Re: Motion for Order to Show Cause - Charles Lam</i>
01/23/2019	 Findings of Fact, Conclusions of Law and Order Filed By: Defendant Kerr, P. Sterling <i>[239] Findings of Fact and Conclusions of Law and Order Granting In Part, Denying in Part,</i>

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*and Granting Leave Under NRCP 56(F) and Continuing Hearing of Motion for Reimbursement of NT Revocable Living Trust Expenses*

01/24/2019	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Defendant Kerr, P. Sterling <i>[240] Notice of Entry of Findings of Fact and Conclusions of Law and Order</i>
01/24/2019	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Defendant Kerr, P. Sterling <i>[241] Notice of Entry of Findings of Fact and Conclusions of Law and Order Granting in Part, Denying in Part, and Granting Leave Under NRCP 56(F)</i>
01/24/2019	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Defendant Kerr, P. Sterling <i>[242] Notice of Entry of Findings of Fact and Conclusions of Law and Order Denying Motion for Reconsideration of Order Re: Notice of Non-Compliance of Order Re: Motion for Order to Show Cause - Charles Lam</i>
01/29/2019	<b>CANCELED Jury Trial</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
01/30/2019	 Opposition to Motion Filed By: Trustee Lam, Charles <i>[243] Opposition to Emergency Motion to Allow Court-Appointed Receiver to Unilaterally Amend the Articles of Incorporation of NHU Tran Foundatio, Inc</i>
01/31/2019	 <b>Motion for Order</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Emergency Motion for an Order Allowing Court-Appointed Receiver to Amend Nhu Tran Foundation Inc's Articles of Incorporation</i> Granted; <i>Granted</i>
01/31/2019	 Order Filed By: Receiver Ansara, Robert <i>[244] Order Granting Emergency Motion for an Order Allowing Court-Appointed Receiver to Amend Nhu Tran Foundation Inc.'s Articles of Incorporation</i>
02/05/2019	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[245] Notice of Entry of Order Granting Emergency Motion for an Order Allowing Court Appointed Receiver to Amend Nhu Tran Foundation Inc's Articles of Incorporation</i>
02/07/2019	 Order Filed By: Defendant Kerr, P. Sterling <i>[246] Rule 16 Scheduling Order</i>
02/12/2019	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[247] Notice of Entry of Rule 16 Scheduling Order</i>
02/14/2019	 Order Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[248] Order Regarding Release of Funds on Deposit with the Court; Order Authorizing Clerk of the Court to Disburse Interpleaded Funds</i>

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02/15/2019	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[249] Notice of Entry of Order Regarding Release of Funds on Deposit with the Court and Order Authorizing Clerk of the Court to Disburse Interpleaded Funds</i>
02/15/2019	<b>Sanctions</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Plaintiff) Creditors: Tran Enterprises LLC (Defendant) Judgment: 02/15/2019, Docketed: 02/15/2019 Total Judgment: 4,000.00
02/15/2019	 Findings of Fact, Conclusions of Law and Order Filed By: Defendant Kerr, P. Sterling <i>[250] Findings of Fact and Conclusions of Law and Order Denying Motion for Reconsideration and Order of Dismissal with Prejudice of Third-Party Defendant, The Big Teton, LLC</i>
02/15/2019	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Defendant Kerr, P. Sterling <i>[251] Notice of Entry of Findings of Fact and Conclusions of Law and Order Denying Motion for Reconsideration and Granting In part Counter-Motion for Contempt by Charles Lam ans Sanctions and Motion for Sanctions EDCR 7.60</i>
02/20/2019	 Motion for Summary Judgment Filed By: Defendant Kerr, P. Sterling <i>[252] Motion for Summary Judgment Against Charles Lam</i>
02/20/2019	 Appendix Filed By: Defendant Kerr, P. Sterling <i>[253] Appendix of Exhibits to Motion for Partial Summary Judgment Against Charles Lam</i>
02/22/2019	 Errata <i>[254] Errata to Certificate of Service of Mailing for Motion for Summary Judgment Against Charles Lam</i>
03/01/2019	 Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[255] Notice of Hearing on Motion for Summary Judgment Against Charles Lam</i>
03/06/2019	 Joinder <i>[256] onsolidates Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to ratify Sale of Five parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011</i>
03/18/2019	 Stipulation and Order Filed by: Defendant Kerr, P. Sterling <i>[257] Stipulation and Order to Continue Briefing Schedule and Hearing Re: Motion for Summary Judgment Against Charles Lam</i>
03/18/2019	 Notice of Entry Filed By: Defendant Kerr, P. Sterling <i>[258] Notice of Entry of Order to Continue Briefing Schedule and Hearing Re: Motion for Summary Judgment Against Charles Lam</i>
03/22/2019	 Opposition to Motion

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	<i>[259] Charles Lam's Opposition to Motion For Summary Judgment Against Charles Lam</i>
03/29/2019	 Reply Filed by: Defendant Kerr, P. Sterling <i>[260] Reply to Charles Lam's Opposition to Motion for Summary Judgment against Charles Lam</i>
03/29/2019	 Reply Filed by: Defendant Kerr, P. Sterling <i>[261] Reply to Charles Lam's Opposition to Motion for Summary Judgment Against Charles Lam</i>
04/01/2019	 <b>Status Check</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Status Check: Receiver's Report</i> Set Status Check; <i>Set Status Check</i>
04/08/2019	<b>Motion for Summary Judgment</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Motion for Summary Judgment Against Charles Lam</i> Denied in Part; <i>Denied in Part</i>
04/08/2019	<b>Joinder</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Petition for Review of the Successor Trustees' Failure to Provide an Accounting, to Compel an Accounting From the Successor Trustees, and to Hold the Successor Trustees Personally Liable for the Cost of Procuring Accounting and Denial of Successor Trustees' Compensation for Period of Delay</i> Data Entry Error; <i>Data Entry Error</i>
04/08/2019	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
04/15/2019	 Receiver Report Filed by: Receiver Ansara, Robert <i>[262] Receiver's Status Report, Final Report Regarding Foundation Claims, and Application for Approval of Receivership Expenses</i>
04/22/2019	 Order <i>[263] Interim Order</i>
04/26/2019	 Response Filed by: Trustee Lam, Charles <i>[264] Response to Receiver's Status Report, Final Report Regarding Foundation Claims, and Application for Approval of Receivership Expenses filed April 15, 2019</i>
04/26/2019	 Response Filed by: Trustee Lam, Charles <i>[265] Response to Receiver's Status Report, Final Report Regarding Foundation Claims, and Application for Approval of Receivership Expenses Filed April 15, 2019</i>
04/29/2019	 <b>Status Check: Trial Setting</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Set Status Check; <i>Set Status Check</i>












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04/30/2019	 Supplemental Brief <i>[266] Ccharles Lam's Supplemental Briefing In Response To Interim Order</i>
05/02/2019	 Affidavit Filed By: Receiver Ansara, Robert <i>[267] Affidavit of Service</i>
05/02/2019	 Affidavit Filed By: Receiver Ansara, Robert <i>[268] Affidavit of Service</i>
05/09/2019	 Brief Filed By: Defendant Kerr, P. Sterling <i>[269] Tran Enterprise, LLC's Further Briefing Re: Court's April 22, 2019 Interim Order</i>
05/13/2019	 Reply Filed by: Receiver Ansara, Robert <i>[270] Reply in Support of Reciever's Status Report, Final Report Regarding Foundation Claims, and Application for Approval of Receivership Expenses</i>
05/15/2019	 Response Filed by: Defendant Nhu Tran Foundation, Inc. <i>[271] Response to Reply in Support of Receiver's Status Report, Final Report Regarding Foundation Claims, and Application for Approval of Receivership Expenses</i>
05/16/2019	 <b>Status Check</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Status Check: Trial Setting/ Receiver's Report</i> Matter Heard; <i>Matter Heard</i>
05/20/2019	 Decision <i>[272] Decision</i>
05/20/2019	 Motion to Withdraw As Counsel <i>[273] Motion to Withdraw as Counsel for Charles Lam</i>
05/24/2019	 Motion for Clarification Filed By: Defendant Kerr, P. Sterling <i>[274] Motion for Clarification re May 20, 2019 Decision and Motion for Order Shortening Time Requested</i>
05/29/2019	 Joinder <i>[275] Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Motion for Clarification Re: May 29, 2019 Decision on Order Shortening TTime</i>
05/30/2019	 <b>Motion for Clarification</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Events: 05/24/2019 Motion for Clarification <i>Motion for Clarification re May 20, 2019 Decision and Motion for Order Shortening Time Requested</i> Granted; <i>Granted</i>
06/14/2019	 Order Filed By: Defendant Kerr, P. Sterling










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	<i>[276] Order Clarifying May 20, 2019 Decision</i>
06/14/2019	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[277] Notice of Entry of Order Clarifying May 20, 2019 Decision</i>
06/28/2019	 <b>Minute Order</b> (10:15 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Exhibits to Order Granting Summary Judgment in Part and Denying in Part as to Charles Lam</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
06/28/2019	 Order <i>[278] Order Granting Summary Judgment in Part and Denying in Part as to Charles Lam</i>
06/28/2019	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[279] Notice of Entry of Order Granting Summary Judgment in Part and Denying in Part as to Charles Lam</i>
06/28/2019	<b>Summary Judgment</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Third Party Defendant) Creditors: Tran Enterprises LLC (Third Party Plaintiff) Judgment: 06/28/2019, Docketed: 07/01/2019 Total Judgment: 301,044.43
07/08/2019	 Request <i>[280] Request For Hearing Motion to Withdraw as Counsel For Charles Lam</i>
07/08/2019	 Clerk's Notice of Hearing <i>[281] Notice of Hearing</i>
07/10/2019	 Notice of Non Opposition <i>[282] Consolidated Plaintiff Edward Homes, Inc.'s Notice of non-Opposition to michael H. Singer, Esq.'s Motion to Withdraw as Counsel for Charles Lam</i>
07/10/2019	 Opposition Filed By: Trustee Lam, Charles <i>[283] Opposition to Proposed Order Granting Summary Judgment in Part and Denying in Part as to Charles Lam</i>
07/29/2019	 Opposition to Motion Filed By: Defendant Kerr, P. Sterling <i>[284] Limited Opposition to Motion to Withdraw as Counsel for Charles Lam</i>
08/08/2019	 <b>Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Request For Hearing Motion to Withdraw as Counsel For Charles Lam</i> Granted; <i>Granted</i>
08/08/2019	 Stipulation and Order <i>[285] Stipulation and order to Dismiss Consolidated Case No. A-17-766466-C With Prejudice</i>
08/08/2019	 Order Granting Motion <i>[286] Order Granting Motion to Withdraw</i>




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08/08/2019	 Notice of Entry of Order <i>[287] Notice of Entry of Order</i>
08/08/2019	 Notice of Hearing <i>[288] Notice of Status Hearing</i>
08/12/2019	 Notice of Entry <i>[289] Notice of Entry of Stipulation and Order to Dismiss Consolidated Case No. A-17-766466-C With Prejudice</i>
08/13/2019	 Notice Filed By: Defendant Kerr, P. Sterling <i>[290] Notice of Sale Pursuant to NRS 148.220(1)</i>
08/22/2019	 <b>Status Check</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Status Check: Scheduling</i> Matter Heard; <i>Matter Heard</i>
08/28/2019	 Affidavit of Publication Filed By: Trustee Lam, Charles; Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009; Defendant NT Legacy Trust Dated October 15 2009; Trustee Kaufman, Mary; Defendant Nhu Tran Foundation, Inc.; Consolidated Case Party Edward Homes Inc; Defendant Tran Enterprises LLC; Third Party Defendant Lam, Charles; Receiver Ansara, Robert <i>[291] Affidavit of Publication</i>
08/28/2019	 Notice of Withdrawal of Attorney Filed by: Defendant Nhu Tran Foundation, Inc. <i>[292] NOTICE OF WITHDRAWAL AS ATTORNEY FOR NON-PARTIES, NHU TRAN FOUNDATION, INC. BOARD MEMBERS, MAY VINH KAUFMANN, YEN THI REGAN, AND CHARLES LAM</i>
09/03/2019	 Order Setting Civil Jury Trial, Pre-Trial, and Calendar Call <i>[293] Order Setting Civil Jury Trial Pre Trial and Calendar Call</i>
09/09/2019	 Opposition Filed By: Trustee Lam, Charles <i>[294] Opposition to Notice of Withdrawal as Attorney for Nhu Tran Foundation, Inc, Board Members, Mary V. Kauffman, Yen Thi Regan, and Charles Lam</i>
10/10/2019	 Notice Filed By: Defendant Kerr, P. Sterling <i>[295] Notice of Sale Pursuant to NRS 148.220(1)</i>
10/10/2019	 Notice Filed By: Defendant Kerr, P. Sterling <i>[296] Notice of Sale Pursuant to NRS 148.220(1)</i>
10/10/2019	 Motion Filed By: Receiver Ansara, Robert <i>[297] Receiver's Motion to Approve Settlement Agreement</i>
10/10/2019	 Request

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	Filed by: Receiver Ansara, Robert <i>[298] Request for Hearing</i>
10/11/2019	 Clerk's Notice of Hearing <i>[299] Notice of Hearing</i>
10/11/2019	 Joinder To Motion Filed By: Defendant Kerr, P. Sterling <i>[300] Joinder to Receiver's Motion to Approve Settlement Agreement</i>
10/24/2019	 Affidavit Filed By: Trustee Lam, Charles; Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009; Defendant NT Legacy Trust Dated October 15 2009; Trustee Kaufman, Mary; Defendant Nhu Tran Foundation, Inc.; Consolidated Case Party Edward Homes Inc; Defendant Tran Enterprises LLC; Third Party Defendant Lam, Charles; Receiver Ansara, Robert <i>[301] Affidavit of Publication</i>
10/24/2019	 Affidavit of Publication Filed By: Trustee Lam, Charles; Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009; Defendant NT Legacy Trust Dated October 15 2009; Trustee Kaufman, Mary; Defendant Nhu Tran Foundation, Inc.; Consolidated Case Party Edward Homes Inc; Defendant Tran Enterprises LLC; Third Party Defendant Lam, Charles; Receiver Ansara, Robert <i>[302] Affidavit of Publication</i>
11/06/2019	 Motion Filed By: Defendant Nhu Tran Foundation, Inc. <i>[303] Motion to Intervene and to Stay Proceedings and Objection to Receiver's Motion to Approve Settlement Agreement</i>
11/07/2019	 Supplement Filed by: Defendant Nhu Tran Foundation, Inc. <i>[304] Supplemental Exhibits to Motion to Intervene and to Stay Proceedings; and Objection to Receiver's Motion to Approve Settlement Agreement</i>
11/08/2019	 Order Shortening Time Filed By: Trustee Lam, Charles; Plaintiff NT Revocable Living Trust Dated October 15 2009 <i>[305] Order Shortening Time Regarding Motion to Intervene and Stay Proceeding &amp; Objection to Receiver's Motion to Approve Settlement Agreement</i>
11/12/2019	 Reply Filed by: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[306] Reply to Objection to Receiver's Motion to Approve Settlement and Opposition to Motion to Intervene and Stay Proceedings</i>
11/13/2019	 Joinder Filed By: Receiver Ansara, Robert <i>[307] Receiver's Joinder to P. Sterling Kerr's, Tran Enterprises, LLC's, and NT Legacy Trust's Reply to Objection to Receiver's Motion to Approve Settlement Agreement and Opposition to Motion to Intervene and to Stay Proceedings</i>
11/14/2019	<b>Hearing (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) Events: 10/10/2019 Request <i>Receiver's Motion to Approve Settlement Agreement</i>

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	Granted; <i>Granted</i>
11/14/2019	<b>Joinder</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Joinder to Receiver's Motion to Approve Settlement Agreement</i> Granted; <i>Granted</i>
11/14/2019	<b>Motion to Intervene</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Motion to Intervene and to Stay Proceeding and Objection to Reciever's Motion to Approve Settlement Agreement</i> Denied; <i>Denied</i>
11/14/2019	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
11/19/2019	 Supplemental Brief Filed By: Defendant Nhu Tran Foundation, Inc. <i>[308] Supplemental Brief re: Motion to Intervene and Objection</i>
11/25/2019	 Order <i>[309] Interim Order</i>
11/25/2019	 Notice of Entry of Order Filed By: Trustee Lam, Charles <i>[310] Notice of Entry of Interim Order</i>
11/27/2019	 Petition Filed by: Defendant Kerr, P. Sterling <i>[311] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-003</i>
11/27/2019	 Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[312] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-003</i>
11/27/2019	 Clerk's Notice of Hearing <i>[313] Notice of Hearing</i>
12/02/2019	 Declaration Filed By: Defendant Nhu Tran Foundation, Inc. <i>[314] Declarations of Board Members of Proposed Intervening Plaintiff Nhu Tran Foundation</i>
12/03/2019	 Response Filed by: Receiver Ansara, Robert <i>[315] Response to Supplemental Brief Re: Motion to Intervene and to Stay Proceedings; Objection to Receiver's Motion to Approve Settlement Agreement</i>
12/03/2019	 Response Filed by: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[316] Response to Proposed Intervening Party Nhu Tran Foundations Supplemental Brief Re: Motion to Intervene and Stay Proceedings and Joinder to Receiver's Response to Supplemental</i>

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*Brief Re: Motion to Intervene and to Stay Proceedings; Objection to Receiver's Motion to Approve Settlement Agreement*

12/05/2019	 Supplement Filed by: Defendant Nhu Tran Foundation, Inc. <i>[317] Supplemental Documentation for Judge to consider for Motion to Intervene [while under advisement]</i>
12/05/2019	 Application Filed By: Receiver Ansara, Robert <i>[318] Receiver s Application for Approval of Receivership Expenses on Order Shortening Time</i>
12/06/2019	 Clerk's Notice of Hearing <i>[319] Notice of Hearing</i>
12/09/2019	 Decision <i>[320]</i>
12/17/2019	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[321] Certificate of Service</i>
12/17/2019	 Notice of Non Opposition Filed By: Receiver Ansara, Robert <i>[322] Notice of Non-Opposition to Receiver's Application for Approval of Receivership Expenses on Order Shortening Time and Request to Vacate Hearing</i>
12/17/2019	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[323] Certificate of Service</i>
12/19/2019	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver s Application for Approval of Receivership Expenses on Order Shortening Time</i> Granted Without Prejudice; <i>Granted Without Prejudice</i>
12/19/2019	 Order Filed By: Receiver Ansara, Robert <i>[324] Order Granting Receiver's Application for Approval of Receivership Expenses on Order Shortening Time</i>
12/19/2019	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[325] Notice of Entry of Order Granting Receiver's Application for Approval of Receivership Expenses on Order Shortening Time</i>
12/23/2019	 Motion to Reconsider Filed By: Defendant Nhu Tran Foundation, Inc. <i>[326] Motion for Reconsideration</i>
12/23/2019	 Clerk's Notice of Hearing <i>[327] Notice of Hearing</i>
01/02/2020	

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	 <b>Opposition to Motion</b> Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009 <i>[328] Opposition to Motion for Reconsideration</i>
01/09/2020	 <b>Joinder</b> Filed By: Receiver Ansara, Robert <i>[329] Joinder to Opposition to Motion for Reconsideration</i>
01/13/2020	 <b>Pre Trial Conference (2:10 PM)</b> (Judicial Officer: Denton, Mark R.) <b>01/13/2020, 01/21/2020</b> Matter Continued; Matter Heard; Matter Continued; Matter Heard; <i>Matter Continued</i>
01/13/2020	 <b>Notice of Appearance</b> Party: Trustee Lam, Charles <i>[330] Notice of Appearance</i>
01/15/2020	 <b>Petition for Confirmation</b> Filed by: Defendant Kerr, P. Sterling <i>[331] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 139-23-211-020</i>
01/15/2020	 <b>Notice of Hearing</b> Filed By: Defendant Kerr, P. Sterling <i>[332] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 139-23-211-020</i>
01/17/2020	 <b>Reply to Opposition</b> Filed by: Defendant Nhu Tran Foundation, Inc. <i>[333] Reply to Oppositions to Motion for Reconsideration</i>
01/21/2020	 <b>Supplement</b> Filed by: Defendant Nhu Tran Foundation, Inc. <i>[334] Supplement to Reply to Opp to Motion for Reconsideration - (1) Stay Proceeding; (2) Discharge Receiver</i>
01/22/2020	 <b>Reply</b> Filed by: Defendant Kerr, P. Sterling <i>[335] Sur-Response to Supplement to Reply to Oppositions to Motion for Reconsideration - (1) Stay Proceeding; and (2) Discharge Receiver and Request for Sanctions EDCR 7.60</i>
01/23/2020	<b>Motion For Reconsideration (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Proposed Intervenor's Motion For Reconsideration</i> Denied; <i>Denied</i>
01/23/2020	<b>Joinder (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Receiver's Joinder to Opposition to Motion for Reconsideration</i> Matter Heard; <i>Matter Heard</i>
01/23/2020	 <b>All Pending Motions (9:00 AM)</b> (Judicial Officer: Denton, Mark R.)

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	Matter Heard; <i>Matter Heard</i>
01/23/2020	 <b>Errata</b> Filed By: Defendant Kerr, P. Sterling; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc.; Defendant Tran Enterprises LLC <i>[336] Errata to Sur-Response to Supplement to Reply to Oppositions to Motion for Reconsideration (1) Stay Proceeding; and (2) Discharge Receiver</i>
01/24/2020	 <b>Petition</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Defendant's Peititon for Confirmation of Sale of Vacant Real Property Located in Clark County Nevada APN 179-27-605-003</i> Confirmed; <i>Confirmed</i>
01/24/2020	 <b>Objection</b> Filed By: Defendant Nhu Tran Foundation, Inc. <i>[337] Objection to (1) Proposed Order Granting Receiver's Motion to Approve Settlement; and (2) Proposed Order Denying Motion to Intervene</i>
01/27/2020	<b>CANCELED Calendar Call</b> (2:00 PM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
01/27/2020	 <b>Findings of Fact, Conclusions of Law and Order</b> Filed By: Defendant Kerr, P. Sterling <i>[338] Findings of Fact and Conclusions of Law and Order Granting Receiver's Motion to Approve Settlement Agreement with Kerr-Related Parties</i>
01/28/2020	 <b>Notice of Entry</b> Filed By: Defendant Kerr, P. Sterling <i>[339] Notice of Entry of Findings of Fact and Conclusions of Law and Order Granting Receiver's Motion to Approve Settlement Agreement with Kerr-Related Parties</i>
01/28/2020	 <b>Order Denying Motion</b> Filed By: Receiver Ansara, Robert <i>[340] Order Denying Motion to Intervene</i>
01/28/2020	 <b>Notice of Entry of Order</b> Filed By: Receiver Ansara, Robert <i>[341] Notice of Entry of Order Denying Motion to Intervene</i>
01/29/2020	 <b>Certificate of Service</b> Filed by: Receiver Ansara, Robert <i>[342] Certificate of Service</i>
02/04/2020	<b>CANCELED Jury Trial</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
02/04/2020	 <b>Motion to Withdraw As Counsel</b> Filed By: Defendant Nhu Tran Foundation, Inc. <i>[343] Motion to Withdraw as Attorney of Record</i>
02/04/2020	 <b>Clerk's Notice of Hearing</b> <i>[344] Notice of Hearing</i>
02/07/2020	










DISTRICT COURT  
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	 Motion Filed By: Trustee Lam, Charles <i>[345] Plaintiff's Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
02/07/2020	 Order Denying Motion Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[346] Order Denying Motion for Reconsideration</i>
02/07/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Defendant NT Legacy Trust Dated October 15 2009; Defendant Nhu Tran Foundation, Inc. <i>[347] Notice of Entry of Order Denying Motion for Reconsideration</i>
02/07/2020	 Clerk's Notice of Nonconforming Document <i>[348] Clerk's Notice of Nonconforming Document</i>
02/07/2020	 Errata Filed By: Trustee Lam, Charles <i>[349] Errata to Plaintiff's Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
02/10/2020	 Clerk's Notice of Hearing <i>[350] Notice of Hearing</i>
02/13/2020	 Opposition Filed By: Trustee Lam, Charles <i>[351] Opposition to Petition for Confirmation of Sale of Vacant Real Properties Located in Clark county, Nevada, APN 139-23-211-020 and 179-27-605-003</i>
02/13/2020	 Notice Filed By: Defendant Kerr, P. Sterling <i>[352] Notice of Sale Pursuant to NRS 148.220(1)</i>
02/13/2020	 Notice Filed By: Defendant Kerr, P. Sterling <i>[353] Notice of Sale Pursuant to NRS 148.220(1)</i>
02/14/2020	 Order Setting Civil Jury Trial, Pre-Trial, and Calendar Call <i>[354] Order Setting Civil Jury Trial, Pre-Trial, and Calendar Call</i>
02/14/2020	 Petition Filed by: Defendant Kerr, P. Sterling <i>[355] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 179-27-605-004</i>
02/14/2020	 Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[356] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 179-27-605-004</i>
02/14/2020	 Petition Filed by: Defendant Kerr, P. Sterling <i>[357] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 179-27-605-005</i>

DISTRICT COURT  
**CASE SUMMARY**  
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02/14/2020	 Notice of Hearing Filed By: Defendant Kerr, P. Sterling <i>[358] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-005</i>
02/14/2020	 Clerk's Notice of Hearing <i>[359] Notice of Hearing</i>
02/18/2020	 Opposition to Motion Filed By: Trustee Lam, Charles <i>[360] Opposition to Motion to Withdraw as Counsel of Record</i>
02/19/2020	 Order Shortening Time Filed By: Trustee Lam, Charles <i>[361] Order Shortening Time for Plaintiffs' Motion to re-Open Discovery and to Obtain Settlement Agreement</i>
02/20/2020	 Notice of Change of Hearing <i>[362] Notice of Change of Hearing</i>
02/20/2020	 Clerk's Notice of Hearing <i>[363] Notice of Hearing</i>
02/21/2020	 Opposition Filed By: Receiver Ansara, Robert <i>[364] Receiver's Opposition to Plaintiffs Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
02/21/2020	 Joinder Filed By: Defendant Kerr, P. Sterling <i>[365] Joinder to Receiver's Opposition to Plaintiff's Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
02/21/2020	 Order Confirming Sale of Real Property Filed By: Defendant Kerr, P. Sterling; Defendant Tran Enterprises LLC <i>[366] Order Confirming Sale of Real Property</i>
02/24/2020	 Motion Filed By: Receiver Ansara, Robert <i>[367] Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment to a Final Judgment on Order Shortening Time</i>
02/25/2020	 Joinder Filed By: Defendant Kerr, P. Sterling <i>[368] Joinder to Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment to a Final Judgment on Order Shortening Time</i>
02/26/2020	 Memorandum of Points and Authorities <i>[369] Memorandum of Points and Authorities</i>
02/26/2020	 Waiver Filed by: Defendant Kerr, P. Sterling; Defendant NT Legacy Trust Dated October 15 2009 <i>[370] Waiver of Appraisal of Real Property and Consent to Sale of Real Property Located on Gilder Street (139-23-211-020)</i>











DISTRICT COURT  
**CASE SUMMARY**  
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02/26/2020	 <b>Opposition</b> Filed By: Trustee Lam, Charles <i>[371] Opposition to Petition for Confirmation of Sale of Vacat Real Property Located in Clark County, Nevada, APN 179-27-605-004; APN 179-27-605-005 and APN 179-27-605-003</i>
02/27/2020	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Motion to Re-Open Discovery and to Obtain Settlement Agreement</i> Denied; <i>Denied</i>
02/27/2020	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment to a Final Judgment on Order Shortening Time</i> Granted; <i>Granted</i>
02/27/2020	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
02/28/2020	 <b>Petition</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 139-23-211-020</i> Confirmed; <i>Confirmed</i>
03/03/2020	 <b>Decision and Order</b> <i>[372] Decision</i>
03/03/2020	 <b>Affidavit of Publication</b> Filed By: Trustee Lam, Charles; Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009; Defendant NT Legacy Trust Dated October 15 2009; Trustee Kaufman, Mary; Defendant Nhu Tran Foundation, Inc.; Consolidated Case Party Edward Homes Inc; Defendant Tran Enterprises LLC; Third Party Defendant Lam, Charles; Receiver Ansara, Robert <i>[373] Affidavit of Publication</i>
03/03/2020	 <b>Affidavit of Publication</b> Filed By: Trustee Lam, Charles; Defendant Kerr, P. Sterling; Plaintiff Tran Enterprises LLC; Plaintiff NT Revocable Living Trust Dated October 15 2009; Defendant NT Legacy Trust Dated October 15 2009; Trustee Kaufman, Mary; Defendant Nhu Tran Foundation, Inc.; Consolidated Case Party Edward Homes Inc; Defendant Tran Enterprises LLC; Third Party Defendant Lam, Charles; Receiver Ansara, Robert <i>[374] Affidavit of Publication</i>
03/03/2020	<b>Order of Dismissal With Prejudice</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Trustee, Plaintiff), Tran Enterprises LLC (Third Party Plaintiff, Plaintiff), NT Revocable Living Trust Dated October 15 2009 (Plaintiff) Creditors: Robert Ansara (Receiver) Judgment: 03/03/2020, Docketed: 03/04/2020
03/09/2020	 <b>Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Motion to Withdraw as Attorney of Record</i> Granted; <i>Granted</i>
03/16/2020	













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	 <b>Pre Trial Conference</b> (2:35 PM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
03/16/2020	 <b>Petition for Confirmation</b> Filed by: Defendant Kerr, P. Sterling <i>[375] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-03-801-002</i>
03/16/2020	 <b>Notice of Hearing</b> Filed By: Defendant Kerr, P. Sterling <i>[376] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 126-03-801-002</i>
03/16/2020	 <b>Petition for Confirmation</b> Filed by: Defendant Kerr, P. Sterling <i>[377] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-10-501-015</i>
03/16/2020	 <b>Notice of Hearing</b> Filed By: Defendant Kerr, P. Sterling <i>[378] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 126-10-501-015</i>
03/16/2020	 <b>Petition for Confirmation</b> Filed by: Defendant Kerr, P. Sterling <i>[379] Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-01-501-004</i>
03/16/2020	 <b>Notice of Hearing</b> Filed By: Defendant Kerr, P. Sterling <i>[380] Notice of Hearing on Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 126-01-501-004</i>
03/17/2020	 <b>Ex Parte Application</b> Party: Defendant Kerr, P. Sterling <i>[381] Ex Parte Application for Amended Order Confirming Sale of Real Property, Nunc Pro Tunc</i>
03/23/2020	 <b>Supplement</b> Filed by: Defendant Kerr, P. Sterling <i>[382] Supplement and Errata to Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-005</i>
03/26/2020	 <b>Supplement</b> Filed by: Defendant Kerr, P. Sterling <i>[383] Supplement and Errata to Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-004</i>
03/27/2020	<b>Petition</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 179-27-605-004</i> Confirmed; <i>Confirmed</i>
03/27/2020	<b>Petition</b> (9:30 AM) (Hearing Master: Yamashita, Wesley)














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	<i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada</i> APN 179-27-605-005 Confirmed; <i>Confirmed</i>
03/27/2020	 <b>All Pending Motions</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Bid Sales on Two Properties -</i> Confirmed; <i>Confirmed</i>
03/30/2020	<b>CANCELED Calendar Call</b> (2:00 PM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
03/30/2020	 Order Confirming Sale of Real Property <i>[384] Property Sale</i>
03/30/2020	 Order Confirming Sale of Real Property Filed By: Defendant Tran Enterprises LLC <i>[385] Order Confirming the Sale of Vacate Real Property Located in Clark County, Nevada, APN 179-27-605-005</i>
03/31/2020	 Order Confirming Sale of Real Property Filed By: Defendant Tran Enterprises LLC <i>[386] Order Confirming the Sale of Vacate Real Property Located in Clark County, Nevada, APN 179-27-605-004</i>
03/31/2020	 Order <i>[387] Confirming Sale APN 179-27-605-005</i>
04/01/2020	 Notice of Change of Firm Name Filed By: Receiver Ansara, Robert <i>[388] Notice of Change of Firm Name</i>
04/07/2020	<b>CANCELED Jury Trial</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>
04/09/2020	 Ex Parte Application Party: Defendant Kerr, P. Sterling <i>[389] Ex parte Application for Amended Order Confirming Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-005, Nunc Pro Tunc</i>
04/09/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[390] Notice of Entry of Order</i>
04/09/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[391] Notice of Entry of Order</i>
04/09/2020	 Objection Filed By: Trustee Lam, Charles <i>[392] OBJECTION TO PETITION FOR CONFIRMATION OF SALE OF VACANT PROPERTY LOCATED IN CLARK COUNTY, NEVADA, APN 126- 01-501-004, 126-10-501-015, AND 126-03- 801-002</i>
04/14/2020	

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	 Order Nunc Pro Tunc Filed By: Defendant Kerr, P. Sterling <i>[393] Amended Order Confirming Sale of Real Property, Nunc Pro Tunc (APN 179-27-605-003)</i>
04/15/2020	 Ex Parte Application Party: Defendant Kerr, P. Sterling <i>[394] Amended Ex Parte Application for Amended Order Confirming the Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-005 Nunc Pro Tunc</i>
04/15/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[395] Notice of Entry of Order</i>
04/17/2020	 Amended Order Filed By: Plaintiff Tran Enterprises LLC <i>[396] Amended Order Confirming the Sale of Vacant Real Property Located in Clark County, Nevada, APN 179-27-605-005, Nunc Pro Tunc</i>
04/20/2020	 Objection Filed By: Trustee Lam, Charles <i>[397] OBJECTION TO THE DATE OF HEARING SET FOR APRIL 24, 2020 PURSUANT TO THE ADMINISTRATIVE ORDER 20-07 FILED ON MARCH 19, 2020 OR IN THE ALTERNATIVE, A NOTICE OF INTENT TO OVERBID FOR THE FOLLOWING REAL PROPERTY LOCATED IN CLARK COUNTY: APN # 126-01-501-004</i>
04/21/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[398] Notice of Entry of Order</i>
04/21/2020	 Response Filed by: Defendant Kerr, P. Sterling <i>[399] Kerr's Response to Plaintiffs Objections for Confirmation of Sale(s)</i>
04/21/2020	 Response Filed by: Defendant Kerr, P. Sterling <i>[400] (DUPLICATE FILING - SAME DATE) Kerr's Response to Plaintiffs Objections for Confirmation of Sale(s)</i>
04/21/2020	 Order <i>[401] Order Granting Motion to Withdraw as Attorney of Record</i>
04/22/2020	 Notice of Entry of Order Filed By: Defendant Nhu Tran Foundation, Inc. <i>[402] Notice of Entry of Order</i>
04/24/2020	 <b>Petition (3:00 AM)</b> (Hearing Master: Yamashita, Wesley) <i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-03-801-002</i> Confirmed; <i>Confirmed</i>
04/24/2020	 <b>Petition (3:00 AM)</b> (Hearing Master: Yamashita, Wesley) <i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-10-501-015</i>


DISTRICT COURT  
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	Confirmed; <i>Confirmed</i>
04/24/2020	 <b>Petition</b> (9:30 AM) (Hearing Master: Yamashita, Wesley) <i>Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada</i> <i>APN 126-01-501-004</i> Confirmed; Overbidder Successful <i>Confirmed</i>
04/30/2020	 Order Confirming Sale of Real Property <i>[403] APN 126-10-501-015</i>
04/30/2020	 Order Confirming Sale of Real Property Filed By: Plaintiff Tran Enterprises LLC; Defendant Tran Enterprises LLC <i>[404] Order Confirming the Sale of Vacant Real Property Located in Clark County, NEVADA,</i> <i>APN 126-03-801-002</i>
04/30/2020	 Order Confirming Sale of Real Property Filed By: Defendant Tran Enterprises LLC <i>[405] Order Confirming the Sale of Vacate Real Property Located in Clark County Nevada</i> <i>APN 126-01-501-004</i>
05/01/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[406] Notice of Entry of Order</i>
05/01/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[407] Notice of Entry of Order</i>
05/01/2020	 Notice of Entry of Order Filed By: Defendant Kerr, P. Sterling <i>[408] Notice of Entry of Order</i>
05/11/2020	 Motion to Withdraw As Counsel Filed By: Trustee Lam, Charles <i>[409] (6/10/20 Withdrawn) Motion to Withdraw As Attorney of Record</i>
05/11/2020	 Clerk's Notice of Hearing <i>[410] Notice of Hearing</i>
05/27/2020	 Opposition to Motion <i>[411] opposition to Motion to withdraw as Attorney of record</i>
05/28/2020	 Reply to Opposition Filed by: Trustee Lam, Charles <i>[412] Reply to Opposition to Motion to Withdraw as Attorney of Record</i>
05/29/2020	 Certificate of Mailing Filed By: Trustee Lam, Charles <i>[413] Certificate of Mailing</i>
05/29/2020	 Amended Certificate of Mailing Filed By: Trustee Lam, Charles


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*[414] Amended Certificate of Mailing*

06/09/2020

 **Minute Order** (11:00 AM) (Judicial Officer: Denton, Mark R.)  
*Re: Telephonic Appearance*  
Minute Order - No Hearing Held;  
Minute Order - No Hearing Held


06/10/2020

 Notice of Withdrawal of Motion  
Filed By: Trustee Lam, Charles  
*[415] Notice of Withdrawal of Motion to Withdraw as Attorney of Record*


06/11/2020

**CANCELED Motion to Withdraw as Counsel** (9:00 AM) (Judicial Officer: Denton, Mark R.)  
*Vacated*  
*Plaintiff's Motion to Withdraw As Attorney of Record*


08/20/2020

 Motion  
Filed By: Receiver Ansara, Robert  
*[416] Receiver's Motion for Rule 54(B) Certification*


08/24/2020

 Motion  
Filed By: Trustee Lam, Charles  
*[417] Plaintiffs' Motion to Remove or Replace Robert Ansara as Receiver*


08/24/2020

 Clerk's Notice of Hearing  
*[418] Notice of Hearing*


08/25/2020

 Clerk's Notice of Hearing  
*[419] Notice of Hearing*


08/27/2020

 Non Opposition  
Filed By: Trustee Lam, Charles  
*[420] Non Opposition to the Receiver's Motion for Rule 54(B) Certification*

09/03/2020

 Motion  
*[421] Receiver's Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Reciever on an Order Shortening Time*


09/03/2020

 Clerk's Notice of Hearing  
*[422] Notice of Hearing*


09/04/2020

 Joinder To Motion  
Filed By: Trustee Kaufman, Mary  
*[423] Trustee Mary Kauffman and Yen Regan's Joinder in Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver*

09/08/2020

 Non Opposition  
Filed By: Defendant Kerr, P. Sterling  
*[424] Non-Opposition to the Receiver's Motion for Rule 54(B) Certification*

09/08/2020

 Joinder To Motion  
Filed By: Defendant Kerr, P. Sterling  
*[425] Defendant's Omnibus Joinder to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver and Opposition to Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver*











DISTRICT COURT  
**CASE SUMMARY**  
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09/14/2020	 <b>Opposition to Motion</b> Filed By: Trustee Lam, Charles <i>[426] Opposition To Receiver's Motion To Strike Charles Lam's Motion To Remove Or Replace Robert Ansara as Receiver On Order Shortening Time</i>
09/17/2020	 <b>Minute Order</b> (7:45 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Receiver's Motion to Strike Charles Lams' Motion to Remove or Replace Robert Ansara as Receiver on Order Shortening Time and Joinder</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/17/2020	 <b>Reply in Support</b> Filed By: Receiver Ansara, Robert <i>[427] Receiver's Reply in Support of the Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver on an Order Shortening Time</i>
09/21/2020	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated - Duplicate Entry</i> <i>Receiver's Motion to Strike Charles Lams' Motion to Remove or Replace Robert Ansara as Receiver on Order Shortening Time</i>
09/21/2020	<b>CANCELED Motion to Strike</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Receiver's Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Reciever on an Order Shortening Time</i>
09/21/2020	<b>CANCELED Joinder</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Defendant's Omnibus Joinder to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver and Opposition to Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver</i>
09/22/2020	 <b>Minute Order</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Plaintiffs' Motion to Remove or Replace Robert Ansara as Receiver &amp; Joinder</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/24/2020	 <b>Minute Order</b> (7:15 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Recevier's Motion for Rule 54(b) Certification</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/24/2020	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Plaintiffs' Motion to Remove or Replace Robert Ansara as Receiver</i>
09/24/2020	<b>CANCELED Joinder</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Trustee Mary Kauffman and Yen Regan's Joinder in Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver</i>
09/28/2020	 <b>Minute Order</b> (8:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: September 21st and 24th Motions/ Joinders</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/28/2020	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i>

DISTRICT COURT  
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*Receiver's Motion for Rule 54(B) Certification*











09/29/2020	 <b>Minute Order</b> (1:45 PM) (Judicial Officer: Denton, Mark R.) <i>Re: Receiver's Motion for Rule 54(b) Certification</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/01/2020	 <b>Order Granting</b> <i>[428] Order Granting Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment and to a Final Judgment, and Denying Plaintiffs' Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
10/01/2020	<b>Judgment</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Third Party Defendant) Creditors: NT Legacy Trust Dated October 15 2009 (Third Party Plaintiff), Tran Enterprises LLC (Third Party Plaintiff) Judgment: 10/01/2020, Docketed: 10/02/2020 Total Judgment: 301,044.43 Comment: Final Judgment
10/01/2020	<b>Order of Dismissal</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Third Party Defendant) Creditors: Tran Enterprises LLC (Third Party Plaintiff), NT Legacy Trust Dated October 15 2009 (Third Party Plaintiff) Judgment: 10/01/2020, Docketed: 10/06/2020
10/02/2020	 <b>Notice of Entry of Order</b> Filed By: Receiver Ansara, Robert <i>[429] Notice of Entry of Order Granting Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment to a Final Judgment, and Denying Plaintiffs Motion to Re-Open Discovery and to Obtain Settlement Agreement</i>
10/08/2020	 <b>Motion to Withdraw As Counsel</b> Filed By: Trustee Lam, Charles <i>[430] Motion to Withdraw as Attorney of Record</i>
10/08/2020	 <b>Clerk's Notice of Hearing</b> <i>[431] Notice of Hearing</i>
10/08/2020	 <b>Order Denying Motion</b> Filed By: Receiver Ansara, Robert <i>[432] Order Denying Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver on an Order Shortening Time and Order Denying Motion to Remove or Replace Robert Ansara as Receiver</i>
10/08/2020	 <b>Motion for Order</b> Filed By: Trustee Lam, Charles <i>[433] (Withdrawn 10/15/20) Motion for Order Shortening Time Re: Motion to Withdraw as Attorney of Record</i>
10/08/2020	 <b>Judgment</b> <i>[434] Final Monetary Judgment Against Charles Lam Individually</i>
10/08/2020	<b>Judgment Plus Interest</b> (Judicial Officer: Denton, Mark R.)

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**













	Debtors: Charles Lam (Plaintiff) Creditors: Nhu Tran Foundation, Inc. (Defendant) Judgment: 10/08/2020, Docketed: 10/08/2020 Total Judgment: 301,044.43
10/08/2020	 Clerk's Notice of Hearing <i>[435] Notice of Hearing</i>
10/08/2020	 Order Shortening Time Filed By: Trustee Lam, Charles <i>[436] Order Shortening Time</i>
10/08/2020	 Motion to Withdraw As Counsel Filed By: Trustee Kaufman, Mary <i>[437] Motion to Withdraw as Counsel for Mary Kauffman and Yen Regan or in the Alternative Notice of Withdrawal Pursuant to SCR 46</i>
10/09/2020	 Clerk's Notice of Hearing <i>[438] Notice of Hearing</i>
10/09/2020	 Certificate of Service Filed by: Trustee Kaufman, Mary <i>[439] Certificate of Service</i>
10/09/2020	 Certificate of Mailing Filed By: Trustee Lam, Charles <i>[440] Certificate of Mailing</i>
10/09/2020	 Order Filed By: Receiver Ansara, Robert <i>[441] Order Granting Receiver's Motion for Rule 54(B) Certification</i>
10/09/2020	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[442] Notice of Entry of Order Denying Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver on an Order Shortening Time</i>
10/09/2020	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[443] Notice of Entry of Order Denying Motion to Remove or Replace Robert Ansara as Receiver</i>
10/15/2020	 Notice of Withdrawal of Motion Filed By: Trustee Lam, Charles <i>[444] NOTICE OF WITHDRAWAL OF MOTION FOR ORDER SHORTENING TIME RE: MOTION TO WITHDRAW AS ATTORNEY OF RECORD, AND MOTION TO WITHDRAW AS ATTORNEY OF RECORD</i>
10/20/2020	 <b>Minute Order (8:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Re: Motion for Order Shortening Time Regarding Plaintiff's Motion to Withdraw as Attorney of Record</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/22/2020	<b>CANCELED Motion for Order (9:00 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Vacated</i>

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*Motion for Order Shortening Time Re: Motion to Withdraw as Attorney of Record*












10/26/2020	 Motion Filed By: Receiver Ansara, Robert <i>[445] Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
10/27/2020	 Notice of Appeal Filed By: Trustee Lam, Charles <i>[446] Notice of Appeal</i>
10/27/2020	 Case Appeal Statement Filed By: Trustee Lam, Charles <i>[447] Case Appeal Statement</i>
10/29/2020	 Motion to Stay Filed By: Trustee Lam, Charles <i>[448] Motion to Stay Enforcement of Judgment Pending Result of Appeal on Order Shortening Time</i>
11/03/2020	 Clerk's Notice of Nonconforming Document <i>[449] Clerk's Notice of Nonconforming Document</i>
11/05/2020	 <b>Minute Order</b> (1:45 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
11/05/2020	 Amended Case Appeal Statement Party: Trustee Lam, Charles <i>[450] Amended Case Appeal Statement</i>
11/06/2020	 Request Filed by: Trustee Lam, Charles <i>[451] Request for Hearing</i>
11/09/2020	<b>CANCELED Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated - Duplicate Entry</i> <i>Motion to Withdraw as Attorney of Record</i>
11/09/2020	<b>Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Motion to Withdraw as Counsel for Mary Kauffman and Yen Regan or in the Alternative Notice of Withdrawal Pursuant to SCR 46</i> Granted; <i>Granted</i>
11/09/2020	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i> Granted; <i>Granted</i>
11/09/2020	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
11/09/2020	 Order Granting Motion Filed By: Receiver Ansara, Robert

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	<i>[452] Order Granting Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
11/09/2020	 Order Granting Motion Filed By: Trustee Kaufman, Mary <i>[453] Order Granting Motion to Withdraw as Counsel for Trustee Mary Kaufman and Yen Regan</i>
11/13/2020	 Clerk's Notice of Hearing <i>[454] Notice of Hearing</i>
11/13/2020	 Application Filed By: Receiver Ansara, Robert <i>[455] Receiver's Application for Approval of Receivership Expenses</i>
11/16/2020	 Clerk's Notice of Hearing <i>[456] Notice of Hearing</i>
11/18/2020	 Opposition to Motion Filed By: Receiver Ansara, Robert <i>[457] Receiver's Opposition to Motion to Stay Enforcement of Judgment Pending Result of Appeal on Order Shortening Time</i>
11/30/2020	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated - On In Error</i> <i>Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
12/03/2020	 <b>Minute Order</b> (3:30 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
12/04/2020	 Opposition Filed By: Trustee Kaufman, Mary <i>[458] Opposition to Receiver's Application</i>
12/07/2020	 <b>Motion For Stay</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Motion to Stay Enforcement of Judgment Pending Result of Appeal on Order Shortening Time</i> Granted in Part; <i>Granted in Part</i>
12/07/2020	 Certificate of Service Filed by: Trustee Kaufman, Mary <i>[459] Certificate of Service</i>
12/08/2020	 Order <i>[460] Order Re: 12/07/2020 Hearing</i>
12/14/2020	 Reply Filed by: Receiver Ansara, Robert <i>[461] Receiver's Reply to Objection to Application for Approval of Receivership Expenses</i>
12/15/2020	 <b>Minute Order</b> (11:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held;

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*Minute Order - No Hearing Held*

12/17/2020	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Application for Approval of Receivership Expenses</i> Granted; <i>Granted</i>
12/18/2020	 <b>Motion</b> Filed By: Trustee Lam, Charles <i>[462] (Withdrawn 12/29/20) Plaintiff Charles Lam's Motion to Accept 12/17/2020 Cashier's Check as Bond</i>
12/21/2020	 <b>Clerk's Notice of Hearing</b> <i>[463] Notice of Hearing</i>
12/29/2020	 <b>Stipulation and Order</b> Filed by: Trustee Lam, Charles <i>[464] Stipulation and Order</i>
12/29/2020	 <b>Notice of Withdrawal of Motion</b> Filed By: Trustee Lam, Charles <i>[465] Notice of Withdrawal of Plaintiff Charles Lam's Motion to Accept 12/17/2020 Cashier's Check as Bond</i>
12/30/2020	 <b>Order</b> Filed By: Receiver Ansara, Robert <i>[466] Order Granting Application for Approval of Receivership Expenses</i>
01/12/2021	 <b>Notice of Entry of Order</b> Filed By: Receiver Ansara, Robert <i>[467] Notice of Entry of Order Granting Application for Approval of Receivership Expenses</i>
01/19/2021	 <b>Minute Order</b> (4:15 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
01/20/2021	 <b>Minute Order</b> (7:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Plaintiff Charles Lam's Motion to Accept 12/17/2020 Cashier's Check as Bond</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
01/21/2021	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Plaintiff Charles Lam's Motion to Accept 12/17/2020 Cashier's Check as Bond</i>
03/10/2021	 <b>Motion</b> Filed By: Receiver Ansara, Robert <i>[468] Receiver's Motion to Approve Sale or Receivership Property on Order Shortening Time</i>
03/11/2021	 <b>Minute Order</b> (10:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>

DISTRICT COURT  
**CASE SUMMARY**  
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03/15/2021	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i> Withdrawn; <i>Withdrawn</i>
03/15/2021	 <b>Application</b> Filed By: Receiver Ansara, Robert <i>[469] Receiver's Application for Approval of Receivership Expenses</i>
03/15/2021	 <b>Clerk's Notice of Hearing</b> <i>[470] Notice of Hearing</i>
03/17/2021	 <b>Certificate of Service</b> Filed by: Receiver Ansara, Robert <i>[471] Certificate of Service</i>
03/19/2021	 <b>Certificate of Mailing</b> Filed By: Receiver Ansara, Robert <i>[472] Certificate of Mailing (Clerk's Notice)</i>
03/30/2021	 <b>Petition</b> Filed by: Defendant Kerr, P. Sterling <i>[473] Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs</i>
03/30/2021	 <b>Notice of Hearing</b> Filed By: Defendant Kerr, P. Sterling <i>[474] Notice of Hearing</i>
03/30/2021	 <b>Clerk's Notice of Hearing</b> <i>[475] Notice of Hearing</i>
03/31/2021	 <b>Notice of Change of Hearing</b> <i>[476] Notice of Change of Hearing</i>
03/31/2021	 <b>Amended Certificate of Service</b> Party: Defendant Kerr, P. Sterling <i>[477] Amended Certificate of Service</i>
04/01/2021	 <b>Motion to Withdraw As Counsel</b> Filed By: Trustee Lam, Charles <i>[478] Motion to Withdrawal as Attorney of Record</i>
04/01/2021	 <b>Clerk's Notice of Hearing</b> <i>[479] Notice of Hearing</i>
04/07/2021	 <b>Notice of Firm Name Change</b> Filed By: Defendant Kerr, P. Sterling <i>[480] Notice of Firm Name Change</i>
04/07/2021	 <b>Motion</b> <i>[481] Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>

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04/09/2021	 Opposition Filed By: Trustee Lam, Charles <i>[482] Opposition to Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
04/09/2021	 Opposition Filed By: Trustee Lam, Charles <i>[483] Opposition to Receiver's Application for Approval of Receivership Expenses</i>
04/12/2021	 Errata Filed By: Receiver Ansara, Robert <i>[484] Errata to Receiver's Application for Approval of Receivership Expenses</i>
04/13/2021	 <b>Minute Order</b> (1:45 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
04/13/2021	 Reply in Support Filed By: Receiver Ansara, Robert <i>[485] Reply in Support of Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
04/13/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[486] Certificate of Service (OST/ERR to Lam)</i>
04/13/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[487] Certificate of Service (ERR/E-Service)</i>
04/13/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[488] Certificate of Service (RPY/Lam)</i>
04/13/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[489] Certificate of Service (RPY/E-Service)</i>
04/14/2021	 Ex Parte Motion Filed By: Trustee Lam, Charles <i>[490] Ex Parte Motion for Order Shortening Time Re: Motion to Withdraw as Attorney of Record</i>
04/14/2021	 Affidavit of Service Filed By: Receiver Ansara, Robert <i>[491] Affidavit of Service</i>
04/14/2021	 Affidavit of Service Filed By: Receiver Ansara, Robert <i>[492] Affidavit of Service</i>
04/15/2021	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>04/15/2021, 04/22/2021</b>



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	<i>Receiver's Application for Approval of Receivership Expenses</i> Matter Continued; Granted; Matter Continued; Granted; <i>Matter Continued</i>
04/15/2021	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i> Granted; <i>Granted</i>
04/15/2021	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
04/15/2021	 Clerk's Notice of Hearing <i>[493] Notice of Hearing</i>
04/19/2021	 Supplement Filed by: Receiver Ansara, Robert <i>[494] Supplement to Receiver's Application for Approval of Receivership Expenses</i>
04/19/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[495] Certificate of Service</i>
04/20/2021	 <b>Minute Order</b> (1:30 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
04/22/2021	 Petition Filed by: Receiver Ansara, Robert <i>[496] Receiver's Verified Petition for Declaratory Relief Regarding the Foundation's Ownership of Real Property APN 139-23-211-020</i>
04/23/2021	 Clerk's Notice of Hearing <i>[497] Notice of Hearing</i>
04/26/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[498] Certificate of Service</i>
04/28/2021	 Order Shortening Time Filed By: Receiver Ansara, Robert <i>[499] Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i>
04/29/2021	 <b>Minute Order</b> (7:45 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Receiver's Application for Approval of Receivership Expenses</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
04/29/2021	 <b>Minute Order</b> (10:15 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i>

DISTRICT COURT  
**CASE SUMMARY**  
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	Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
05/01/2021	 Opposition Filed By: Receiver Ansara, Robert <i>[500] Receiver's Limited Opposition to Trustee's Petition to Approve Accounting, Approve Trustee Fees; and Approve Attorney's Fees and Costs</i>
05/03/2021	 <b>Motion to Withdraw as Counsel</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Motion to Withdrawal as Attorney of Record</i> Granted; <i>Granted</i>
05/03/2021	 Opposition to Motion Filed By: Trustee Lam, Charles <i>[501] Oppositioin to Motion to Withdraw as Counsel of Record</i>
05/03/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[502] Certificate of Service</i>
05/04/2021	 Recorders Transcript of Hearing <i>[503] RECORDER S TRANSCRIPT OF HEARING RE: RECEIVER S APPLICATION FOR APPROVAL OF RECEIVERSHIP EXPENSES; RECEIVER S MOTION TO APPROVE SALE OF RECEIVERSHIP PROPERTY ON ORDER SHORTENING TIME - April 15, 2021</i>
05/04/2021	 Supplement Filed by: Receiver Ansara, Robert <i>[504] Second Supplement to Receiver's Application for Approval of Receivership Expenses</i>
05/04/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[505] Certificate of Service (2nd Supplment)</i>
05/06/2021	 <b>Minute Order</b> (11:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Receiver's Application for Approval of Receivership Expenses</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
05/06/2021	 Reply to Opposition Filed by: Trustee Lam, Charles <i>[506] Reply to Opposition to Motion to Withdraw as Counsel of Record</i>
05/06/2021	 Supplement Filed by: Receiver Ansara, Robert <i>[507] Supplement to Receiver's Verified Petition for Declaratory Relief Regarding the Foundation's Ownership of Real Property APN 139-23-211-020</i>
05/06/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[508] Certificate of Service</i>
05/10/2021	 Order <i>[509] Order Granting Application for Approval of Receivership Expenses</i>

DISTRICT COURT  
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05/11/2021	 <b>Minute Order</b> (7:15 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Motion to Withdraw as Attorney of Record</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
05/11/2021	 <b>Minute Order</b> (10:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
05/11/2021	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[510] Notice of Entry of Order Granting Application for Approval of Receivership Expenses</i>
05/11/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[511] Certificate of Service</i>
05/11/2021	 Opposition Filed By: Trustee Lam, Charles <i>[512] Opposition to Receiver's Verified Petition for Declaratory Relief Regarding the Foundation 's Ownership of Real Property APN 139-23-211-020</i>
05/13/2021	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time</i> Granted; <i>Granted</i>
05/17/2021	<b>CANCELED Motion for Order</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated - Duplicate Entry</i> <i>Ex Parte Motion for Order Shortening Time Re: Motion to Withdraw as Attorney of Record</i>
05/17/2021	 Notice Filed By: Receiver Ansara, Robert <i>[513] Receiver's Notice of Exercise of Right to Transfer to District Court Judge, Pursuant to EDCR 4.08</i>
05/17/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[514] Certificate of Service</i>
05/18/2021	 Reply in Support Filed By: Receiver Ansara, Robert <i>[515] Reply In Support of Receiver's Verified Petition for Declaratory Relief Regarding the Foundation's Ownership of Real Property APN 139-23-211-020</i>
05/20/2021	 <b>Minute Order</b> (2:45 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
05/21/2021	 <b>Petition for Approval</b> (3:00 AM) (Hearing Master: Yamashita, Wesley) <i>Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs</i> Referred to Probate Judge;

DISTRICT COURT  
**CASE SUMMARY**  
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*Referred to Probate Judge*

05/24/2021	 <b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Verified Petition for Declaratory Relief Regarding the Foundation's Ownership of Real Property APN 139-23-211-020</i> Granted; <i>Granted</i>
05/28/2021	 <b>Order Shortening Time</b> Filed By: Receiver Ansara, Robert <i>[516] Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on OST</i>
06/02/2021	 <b>Opposition and Countermotion</b> Filed By: Trustee Lam, Charles <i>[517] Opposition to Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on Order Shortening Time or Alternatively, Plaintiff's Counter Motion to Accept and Approve Plaintiff's Purchase of the Same Receivership Property</i>
06/03/2021	 <b>Minute Order</b> (11:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
06/04/2021	 <b>Reply in Support</b> Filed By: Receiver Ansara, Robert <i>[518] Reply in Support of Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on Order Shortening Time</i>
06/04/2021	 <b>Certificate of Service</b> Filed by: Receiver Ansara, Robert <i>[519] Certificate of Service</i>
06/07/2021	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on OST</i> Granted; <i>Granted</i>
06/07/2021	<b>Opposition and Countermotion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Plaintiff's Opposition to Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on Order Shortening Time or Alternatively, Plaintiff's Counter Motion to Accept and Approve Plaintiff's Purchase of the Same Receivership Property</i> Denied; <i>Denied</i>
06/07/2021	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) Matter Heard; <i>Matter Heard</i>
06/09/2021	 <b>Minute Order</b> (7:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
06/10/2021	 <b>Status Check</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <b>06/10/2021, 06/24/2021, 07/15/2021, 08/16/2021</b>

DISTRICT COURT  
**CASE SUMMARY**  
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*Status Check: Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs*

Matter Continued;

Matter Continued;

Matter Continued;

Matter Continued;

Per Minute Order 9/9/21

Matter Continued;

Matter Continued;

Matter Continued;

Matter Continued;

Per Minute Order 9/9/21

Matter Continued;

Matter Continued;

Matter Continued;

Matter Continued;

Per Minute Order 9/9/21

Matter Continued;

Matter Continued;

Matter Continued;

Matter Continued;

Per Minute Order 9/9/21

*Matter Continued*

06/10/2021



Ex Parte Application

Party: Receiver Ansara, Robert

*[520] Ex Parte Application for an Order to Expunge Deeds, Record Deeds, and Declare Nhu Tran Foundation, Inc. Owner of Certain Real Property*

06/10/2021



Order

Filed By: Receiver Ansara, Robert

*[521] Order Granting Ex Parte Application for an Order to Expunge Deeds, Record Deeds, and Declar Nhu Tran Foundation, Inc. Owner of Certain Real Property*

06/13/2021



Notice of Entry of Order

Filed By: Receiver Ansara, Robert

*[522] Notice of Entry of Order Granting Ex Parte Application for an Order to Expunge Deeds, Record Deeds, and Declare Nhu Tran Foundation, Inc. Owner of Certain Real Property*

06/15/2021



Certificate of Service

Filed by: Receiver Ansara, Robert

*[523] Certificate of Service*

06/15/2021



Order

Filed By: Receiver Ansara, Robert

*[524] Order Granting Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time and Oral Motion for Fee Payment*

06/17/2021



Notice of Entry of Order

Filed By: Receiver Ansara, Robert

*[525] Notice of Entry of Order Granting Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time and Oral Motion for Fee Payment*

06/17/2021
















Order








Filed By: Receiver Ansara, Robert

*[526] Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020*











DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

06/17/2021	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[527] Notice of Entry of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i>
06/17/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[528] Certificate of Service</i>
06/21/2021	 Motion to Reconsider Filed By: Trustee Lam, Charles <i>[529] Motion for Reconsideration of Order granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i>
06/21/2021	 Notice of Motion <i>[530] Notice of Motion for Reconsideration of Order granting Receiver's Petition for Declaratory Relief and Renewed Motion to approve Sale of Receivership Property APN 139-23-211-020</i>
06/21/2021	 Exhibits <i>[531] Exhibit 1: Agreement to purchase Real Estate and Counter Offer</i>
06/21/2021	 Exhibits <i>[532] Exhibit 1: Agreement to purchase Real Estate and Counter Offer</i>
06/22/2021	 <b>Minute Order (8:30 AM)</b> (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
06/22/2021	 Clerk's Notice of Hearing <i>[533] Notice of Hearing</i>
06/24/2021	 Motion to Stay Filed By: Trustee Lam, Charles <i>[534] Motion for Stay Enforcement of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i>
06/24/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[535] Certificate of Service</i>
06/29/2021	 Opposition Filed By: Receiver Ansara, Robert <i>[536] Opposition to Motion for Reconsideration of Order, Opposition to Motion for Stay Enforcement of Order, and Countermotion for Sanctions Against Charles Lam</i>
06/29/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[537] Certificate of Service</i>
07/13/2021	 <b>Minute Order (2:00 PM)</b> (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

07/21/2021	 <b>Reply</b> Filed by: Trustee Lam, Charles <i>[538] Reply in Support of Plaintiff's Motion for Reconsideration of Order and Motion for Stay Enforcement of Order and Opposition to Countermotion for Sanctions Against Charles Lam</i>
07/27/2021	 <b>Minute Order</b> (1:15 PM) (Judicial Officer: Denton, Mark R.) <i>Re: Plaintiff's Motion for Reconsideration of Order granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
08/02/2021	 <b>Minute Order</b> (7:30 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Plaintiff's Pro Se Motion for Stay Enforcement of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
08/02/2021	<b>CANCELED Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Plaintiff's Motion for Reconsideration of Order granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i>
08/05/2021	<b>CANCELED Motion For Stay</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Plaintiff's Pro Se Motion for Stay Enforcement of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i>
08/05/2021	 <b>Minute Order</b> (4:30 PM) (Judicial Officer: Denton, Mark R.) <i>Re: Motion for Reconsideration of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 and Plaintiff's Motion for (sic) Stay Enforcement of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
08/12/2021	 <b>Minute Order</b> (1:00 PM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
08/20/2021	 <b>Stipulation and Order</b> Filed by: Defendant Kerr, P. Sterling <i>[539] Stipulation and Order to Approve First and Final Accounting</i>
08/20/2021	<b>Order of Dismissal</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Trustee, Plaintiff), Tran Enterprises LLC (Plaintiff), NT Revocable Living Trust Dated October 15 2009 (Plaintiff) Creditors: P. Sterling Kerr (Defendant) Judgment: 08/20/2021, Docketed: 08/23/2021
08/23/2021	 <b>Notice of Entry of Order</b> Filed By: Defendant Kerr, P. Sterling <i>[540] Notice of Entry of Order</i>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**









08/26/2021	 Order to Withdraw as Attorney of Record <i>[541] Order Re: Granting Motion to Withdraw as Attorney of Record</i>
08/27/2021	 Order Denying Motion Filed By: Receiver Ansara, Robert <i>[542] Order Denying Plaintiff's Motion for Reconsideration, Denying Plaintiff's Motion for Stay of Enforcement of Order, and Denying Receiver's Countermotion for Sanctions</i>
08/27/2021	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[543] Notice of Entry of Order Denying Motion for Reconsideration, Denying Plaintiff's Motion for Stay of Enforcement of Order, and Denying Receiver's Countermotion for Sanctions</i>
08/30/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[544] Certificate of Service</i>
09/01/2021	 Opposition Filed By: Trustee Lam, Charles <i>[545] Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs or in the Alternative, Motion for Reconsideration of Order Approving Such Stipulation</i>
09/09/2021	 <b>Minute Order</b> (11:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: BlueJeans Appearance</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/09/2021	 <b>Minute Order</b> (4:15 PM) (Judicial Officer: Denton, Mark R.) <i>Re: Status Check: Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
09/15/2021	 Application Filed By: Receiver Ansara, Robert <i>[546] Receiver's Application for Approval of Receivership Expenses</i>
09/16/2021	 Clerk's Notice of Hearing <i>[547] Notice of Hearing</i>
09/17/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[548] Certificate of Service</i>
09/21/2021	 Opposition and Countermotion Filed By: Receiver Ansara, Robert <i>[549] Receiver's Opposition and Countermotion for Sanctions to Lam's Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorney's Fees and Costs or in the Alternative, Motion for Reconsideration of Order Approving Such Stipulation</i>
09/24/2021	 Joinder



DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

	Filed By: Defendant Kerr, P. Sterling <i>[550] Trustee's Joinder to: Receiver's Opposition to Lam's Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorney's Fees and Costs or in the Alternative, Motion for Reconsideration of Order Approving Such Stipulation</i>
09/25/2021	 <b>Opposition</b> <i>[551] Opposition to Receiver's Application for Approval of Receivership Expenses</i>
09/28/2021	 <b>Certificate of Service</b> Filed by: Receiver Ansara, Robert <i>[552] Certificate of Service</i>
10/02/2021	 <b>Reply in Support</b> Filed By: Trustee Lam, Charles <i>[553] Reply in support of and Plaintiffs' Opposition to Receiver's Countermotion for Sanctions of Plaintiffs' Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs or in the Alternative, Motion for Reconsideration of Order approving such Stipulation;</i>
10/04/2021	 <b>Minute Order</b> (4:00 PM) (Judicial Officer: Denton, Mark R.) <i>Re: October 7, 2021 Motion and Joinder</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/07/2021	<b>CANCELED Opposition</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs or in the Alternative, Motion for Reconsideration of Order Approving Such Stipulation</i>
10/07/2021	<b>CANCELED Joinder</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>Trustee's Joinder to: Receiver's Opposition to Lam's Opposition to Stipulation and Order to Approve First and Final Accounting and Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorney's Fees and Costs or in the Alternative, Motion for Reconsideration of Order Approving Such Stipulation</i>
10/11/2021	 <b>Minute Order</b> (7:45 AM) (Judicial Officer: Denton, Mark R.) <i>Re: October 7, 2021 Motion and Joinder</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/13/2021	 <b>Reply</b> Filed by: Receiver Ansara, Robert <i>[554] Receiver's Reply to Opposition to Application for Approval of Receivership Expenses</i>
10/14/2021	 <b>Minute Order</b> (7:00 AM) (Judicial Officer: Denton, Mark R.) <i>Re: Receiver's Application for Approval of Receivership Expenses</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/18/2021	<b>CANCELED Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>Vacated</i> <i>[546] Receiver's Application for Approval of Receivership Expenses</i>
10/19/2021	 <b>Minute Order</b> (9:15 AM) (Judicial Officer: Denton, Mark R.)

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

	<i>Re: Receiver's Application for Approval of Receivership Expenses</i> Minute Order - No Hearing Held; <i>Minute Order - No Hearing Held</i>
10/20/2021	 NV Supreme Court Clerks Certificate/Judgment - Affirmed <i>[555] Nevada Supreme Court Clerk's Certificate/Remittitur Judgment - Affirmed</i>
10/20/2021	<b>Clerk's Certificate</b> (Judicial Officer: Denton, Mark R.) Debtors: Charles Lam (Plaintiff), Tran Enterprises LLC (Plaintiff), NT Revocable Living Trust Dated October 15 2009 (Plaintiff) Creditors: Nhu Tran Foundation, Inc. (Defendant) Judgment: 10/20/2021, Docketed: 10/21/2021 Comment: Supreme Court No. 82032 " Appeal Affirmed"
10/22/2021	 Order Filed By: Receiver Ansara, Robert <i>[556] Order Granting Application for Approval of Receivership Expenses</i>
10/22/2021	 Notice of Entry of Order Filed By: Receiver Ansara, Robert <i>[557] Notice of Entry of Order Granting Application for Approval of Receivership Expenses</i>
10/22/2021	 Certificate of Service Filed by: Receiver Ansara, Robert <i>[558] Certificate of Service</i>
10/29/2021	 Order Shortening Time Filed By: Receiver Ansara, Robert <i>[559] Receiver's Motion to Lift Stay on Enforcement of Judgment; to Release Funds Held by the Court; and to Determine Post-Judgment Interest on Order Shortening Time</i>
10/29/2021	 Certificate of Mailing Filed By: Receiver Ansara, Robert <i>[560] Certificate of Mailing</i>
10/30/2021	 Notice of Appeal Filed By: Trustee Lam, Charles <i>[561] Notice of Appeal</i>
11/02/2021	 Case Appeal Statement Filed By: Trustee Lam, Charles <i>Case Appeal Statement</i>
11/22/2021	<b>Motion</b> (9:00 AM) (Judicial Officer: Denton, Mark R.) <i>559] Receiver's Motion to Lift Stay on Enforcement of Judgment; to Release Funds Held by the Court; and to Determine Post-Judgment Interest on Order Shortening Time</i>

DATE	FINANCIAL INFORMATION
	<b>Defendant</b> Kerr, P. Sterling Total Charges 3,888.00 Total Payments and Credits 3,888.00 <b>Balance Due as of 11/2/2021 0.00</b>
	<b>Defendant</b> Nhu Tran Foundation, Inc. Total Charges 3.50 Total Payments and Credits 3.50 <b>Balance Due as of 11/2/2021 0.00</b>

DISTRICT COURT  
**CASE SUMMARY**  
**CASE NO. A-17-760853-B**

<b>Defendant</b> NT Legacy Trust Dated October 15 2009	
Total Charges	3.50
Total Payments and Credits	3.50
<b>Balance Due as of 11/2/2021</b>	<b>0.00</b>
<b>Trustee</b> Lam, Charles	
Total Charges	1,643.00
Total Payments and Credits	1,643.00
<b>Balance Due as of 11/2/2021</b>	<b>0.00</b>
<b>Plaintiff</b> Tran Enterprises LLC	
Total Charges	276.50
Total Payments and Credits	276.50
<b>Balance Due as of 11/2/2021</b>	<b>0.00</b>
<b>Defendant</b> NT Legacy Trust Dated October 15 2009	
Interplead Funds Balance as of 11/2/2021	<b>0.00</b>
<b>Trustee</b> Lam, Charles	
Temporary Restraining Order Balance as of 11/2/2021	<b>250.00</b>
<b>Trustee</b> Lam, Charles	
Injunction Balance as of 11/2/2021	<b>5,000.00</b>
<b>Trustee</b> Lam, Charles	
Appeal Bond Balance as of 11/2/2021	<b>500.00</b>
<b>Trustee</b> Lam, Charles	
Stay Bond Balance as of 11/2/2021	<b>300,000.00</b>
<b>Plaintiff</b> Tran Enterprises LLC	
Injunction Balance as of 11/2/2021	<b>250.00</b>

## BUSINESS COURT CIVIL COVER SHEET A-17-760853-B

County, Nevada

Case No. \_\_\_\_\_  
(Assigned by Clerk's Office)

Department 13

**I. Party Information** (provide both home and mailing addresses if different)

Plaintiff(s) (name/address/phone):	Defendant(s) (name/address/phone):
Charles Lam, individually and derivatively on behalf of Tran Enterprises, LLC a Nevada limited liability company and as Trustee of the NT Recovable Living Trust, dated the 15th of October, 2009.	P. Sterling Kerr, individually and as Trustee of the Legacy Trust, dated the 15th day of October, 2009; Mary Kaufman as Trustee of the NT Legacy Trust, dated the 15th of October, 2009; and DOES I through V individuals and ROE VI through X corporations and partnerships
Attorney (name/address/phone):	Attorney (name/address/phone):
J. Michael Oakes, Esq 626 So. 8th Street Las Vegas, Nevada 89101	

**II. Nature of Controversy** (Please check the applicable boxes for both the civil case type and business court case type)☐ Arbitration Requested

Civil Case Filing Types		Business Court Filing Types
<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Foreclosure Mediation Assistance <input checked="" type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Torts</b> <b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice <b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort	<b>CLARK COUNTY BUSINESS COURT</b> <input checked="" type="checkbox"/> NRS Chapters 78-89 <input type="checkbox"/> Commodities (NRS 91) <input type="checkbox"/> Securities (NRS 90) <input type="checkbox"/> Mergers (NRS 92A) <input type="checkbox"/> Uniform Commercial Code (NRS 104) <input type="checkbox"/> Purchase/Sale of Stock, Assets, or Real Estate <input type="checkbox"/> Trademark or Trade Name (NRS 600) <input type="checkbox"/> Enhanced Case Management <input type="checkbox"/> Other Business Court Matters
<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	<b>Civil Writs</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ	<b>WASHOE COUNTY BUSINESS COURT</b> <input type="checkbox"/> NRS Chapters 78-88 <input type="checkbox"/> Commodities (NRS 91) <input type="checkbox"/> Securities (NRS 90) <input type="checkbox"/> Investments (NRS 104 Art.8) <input type="checkbox"/> Deceptive Trade Practices (NRS 598) <input type="checkbox"/> Trademark/Trade Name (NRS 600) <input type="checkbox"/> Trade Secrets (NRS 600A) <input type="checkbox"/> Enhanced Case Management <input type="checkbox"/> Other Business Court Matters
<b>Judicial Review/Appeal/Other Civil Filing</b> <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <b>Other Civil Filing</b> <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters		

09/01/2017

Date

Signature of initiating party or representative

Alexander G. LeVeque (#11183)  
[aleveque@sdfnvlaw.com](mailto:aleveque@sdfnvlaw.com)  
SOLOMON DWIGGINS FREER & STEADMAN, LTD.  
9060 West Cheyenne Avenue  
Las Vegas, Nevada 89129  
Telephone: 702.853.5483  
Facsimile: 702.853.5485

*Attorneys for P. Sterling Kerr, Esq.,  
In all capacities*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

CHARLES LAM, individually and  
derivatively on behalf of TRAN  
ENTERPRISES, LLC, a Nevada Limited  
liability Company, and as Trustee of the NT  
REVOCABLE LIVING TRUST, dated the  
15th day of October 2009,

Plaintiffs,

vs.

P. STERLING KERR, individually and as  
Trustee of the NT LEGACY TRUST, dated the  
15th day of October, 2009; NHU TRAN  
FOUNDATION, INC., a Nevada non-profit  
corporation; and DOES I through V  
individuals, and ROE VI through X  
Corporations and Partnerships,

Defendants.

AND ALL RELATED CLAIMS

Case No.: A-17-760853-B  
Dept.: 13

*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**STIPULATION AND ORDER TO  
APPROVE FIRST AND FINAL  
ACCOUNTING**

COME NOW, P. STERLING KERR, ESQ., individually, as former Manager of TRAN ENTERPRISES, LLC, and as Trustee of the NT LEGACY TRUST, dated October 15, 2009 (collectively, "Kerr"), on the one hand; and ROBERT ANSARA of DUNHAM TRUST COMPANY, Court-appointed Receiver of the NHU TRAN FOUNDATION, INC. ("Receiver"), on the other hand, by the through undersigned counsel, and hereby submit the following Stipulation and Order for the Court's consideration and approval.

1 WHEREAS on March 30, 2021, Kerr, as Trustee of the Legacy Trust, filed with the Court  
2 his *Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs*  
3 (*“Legacy Trust Accounting Petition”*);

4 WHEREAS the same was duly served on all parties;

5 WHEREAS on May 5, 2021, the Receiver filed a Limited Objection to the Legacy Trust  
6 Accounting Petition (the *“Limited Objection”*), which objected to certain trustee fees charged by  
7 Kerr and attorney’s fees charged by Kerr’s attorneys;

8 WHEREAS no other party filed an objection to the Legacy Trust Accounting Petition;

9 WHEREAS Kerr and the Receiver have resolved, compromised, and settled all of the issues  
10 raised by the Receiver in his Limited Objection (the *“Accounting Settlement”*);

11 WHEREAS without any admission of any liability or wrongdoing, and given the inherent  
12 risks and costs of litigation, Kerr compromised and limited the fees he is requesting due to  
13 negotiations with the Receiver, which resolved the Limited Objection and resulted in the  
14 Accounting Settlement – specifically Kerr’s legal counsel agreed to forgo any additional requests  
15 for fees other than those requested in the Accounting (and waived an additional \$6,334.75 in  
16 attorney’s fees incurred since the Accounting was filed), and Kerr agreed to waive outstanding  
17 trustee fees of approximately \$19,400;

18 WHEREAS the Receiver now withdraws his Limited Objection as a result of the  
19 Accounting Settlement; it is therefore

20 **STIPULATED** that, pursuant to the Accounting Settlement, Kerr shall receive no other  
21 payments from the Receiver for Trustee and/or attorney’s fees; it is further

22 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
23 of \$9,370.68 to Solomon Dwiggin Freer & Steadman, Ltd. (*“SDFS”*) in exchange for a full release  
24 from SDFS for any amounts claimed due and owing for representation of Kerr in this matter; it is  
25 further

26 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
27 of \$6,243.65 to Marquis Aurbach Coffing (*“MAC”*) in exchange for a full release from MAC for  
28 any amounts claimed due and owing for representation of Kerr in this matter; it is further

1 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
2 of \$9,055.00 to Holland & Hart (“H&H”) in exchange for a full release from H&H for any amounts  
3 claimed due and owing for representation of Kerr in this matter; it is further

4 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver hereby  
5 WITHDRAWS his Limited Objection; it is further

6 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver agrees to approve  
7 the accounting and release Kerr from any and all liability in these consolidated proceedings, and  
8 discharge Kerr as the Trustee of the Legacy Trust.

9 Dated this 20<sup>th</sup> day of August, 2021.

Dated this 20<sup>th</sup> day of August, 2021.

10 SOLOMON DWIGGINS FREER & STEADMAN, LTD.  
11

LEE KIEFER & PARK, LLP.

12 /s/ Alexander G. LeVeque

/s/ Matthew M. Park

13 Alexander G. LeVeque (#11183)  
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14 9060 West Cheyenne Avenue  
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15 Telephone: 702-853-5483  
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Daniel P. Kiefer (#12419)  
Matthew W. Park (#12062)  
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1707 Village Center Circle, Suite 150  
Las Vegas, Nevada 89134  
Telephone: 702-333-1711  
Facsimile: 702-333-1712

16 *Attorneys for P. Sterling Kerr, in all*  
17 *capacities*

*Attorneys for Robert Ansara, Court-*  
*Appointed Receiver for the Nhu Tran*  
*Foundation*

### 18 **ORDER**

19 Based upon the above STIPULATION, and for good cause showing, it is hereby

20 **ORDERED, ADJUDGED AND DECREED** that Kerr and the Receiver’s STIPULATION  
21 is APPROVED; it is further

22 **ORDERED, ADJUDGED AND DECREED** the Receiver shall pay the following sums  
23 pursuant to the Accounting Settlement:

24 \$9,370.68 to Solomon Dwiggin Freer & Steadman, Ltd.

25 \$6,243.65 to Marquis Aurbach Coffing

26 \$9,055.00 to Holland & Hart; it is further

1 **ORDERED, ADJUDGED AND DECREED** that the First and Final Accounting,  
2 including all filed supplements thereto, is APPROVED; it is further

3 **ORDERED, ADJUDGED AND DECREED** that Kerr, in all capacities, including, but not  
4 limited to, as Trustee of the Legacy Trust, is hereby forever RELEASED and DISCHARGED from  
5 any and all liabilities and further duties; it is further

6 **ORDERED, ADJUDGED AND DECREED** that Kerr, in all capacities, is hereby  
7 dismissed as a party to these consolidated proceedings.

8 Dated this 20th day of August, 2021

9 

10 ABG

11 **73B FCD B4E2 4BD8**  
**Mark R. Denton**  
**District Court Judge**

12 Respectfully submitted by:

Approved as to form and content by:

13 SOLOMON DWIGGINS FREER & STEADMAN,  
14 LTD.

LEE KIEFER & PARK, LLP.

15 /s/ Alexander G. LeVeque

/s/ Matthew W. Park

16 Alexander G. LeVeque (#11183)  
17 [aleveque@sdfnvlaw.com](mailto:aleveque@sdfnvlaw.com)  
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17 Daniel P. Kiefer (#12419)  
Matthew W. Park (#12062)  
[probate@lcpfirm.com](mailto:probate@lcpfirm.com)  
1707 Village Center Circle, Suite 150  
Las Vegas, Nevada 89134  
Telephone: 702-333-1711  
Facsimile: 702-333-1712

19 *Attorneys for P. Sterling Kerr, in all*  
20 *capacities*

*Attorneys for Robert Ansara, Court-*  
*Appointed Receiver for the Nhu Tran*  
*Foundation*



## Allie Carnival

---

**From:** Matt Park <Matt@lkipfirm.com>  
**Sent:** Friday, August 20, 2021 9:04 AM  
**To:** Alexander LeVeque  
**Cc:** Daniel Kiefer  
**Subject:** RE: Tran-Kerr SAO re Accounting 8-16-2021 (MWP edits).docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Absolutely, approximately works for me – please add my e-signature and submit. Thanks!

**Matthew W. Park**

Partner



1707 Village Center Cir Suite 150, Las Vegas, NV 89134

Main Tel: (702) 333-1711

Fax: (702) 333-1712



---

**From:** Alexander LeVeque <aleveque@sdfnlaw.com>  
**Sent:** Friday, August 20, 2021 8:56 AM  
**To:** Matt Park <Matt@lkipfirm.com>  
**Subject:** RE: Tran-Kerr SAO re Accounting 8-16-2021 (MWP edits).docx

Matt, I am fine with your revisions and suggest just adding the word “approximate” before \$19,400. If you are ok with this final revision, can I submit with your e-signature?

Alexander G. LeVeque

SOLOMON DWIGGINS FREER & STEADMAN, LTD.

Cheyenne West Professional Center | 9060 W. Cheyenne Avenue | Las Vegas, NV 89129

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**SOLOMON | DWIGGINS  
FREER | STEADMAN** LTD  
TRUST AND ESTATE ATTORNEYS



1 **CSERV**

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4  
5  
6 Charles Lam, Plaintiff(s)

CASE NO: A-17-760853-B

7 vs.

DEPT. NO. Department 13

8 P. Sterling Kerr, Defendant(s)

9  
10 **AUTOMATED CERTIFICATE OF SERVICE**

11 This automated certificate of service was generated by the Eighth Judicial District  
12 Court. The foregoing Stipulation and Order was served via the court's electronic eFile system  
13 to all recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 8/20/2021

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19 John Hunt

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21 Lars Evensen

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22 Chris Layton

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23 Sterling Kerr

sterling@sterlingkerrlaw.com

24 Lance Earl

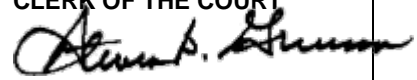
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7	Phyllis Cameron	pcameron@clarkhill.com
8	Charlie Bowman	cabowman@hollandhart.com
9	Kristina Cole	krcole@hollandhart.com
10	Mitchell Posin	mposin@gmail.com
11	Elizabeth Arthur	earthur@crdslaw.com
12	Charles Lam	chlam008@gmail.com
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Telephone: 702.853.5483  
Facsimile: 702.853.5485

*Attorneys for P. Sterling Kerr, in all capacities*

**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

CHARLES LAM, individually and derivatively on  
behalf of TRAN ENTERPRISES, LLC, a Nevada  
Limited liability Company, and as Trustee of the  
NT REVOCABLE LIVING TRUST, dated the 15th  
day of October 2009,

Plaintiffs,

vs.

P. STERLING KERR, individually and as Trustee  
of the NT LEGACY TRUST, dated the 15th day of  
October, 2009; NHU TRAN FOUNDATION, INC.,  
a Nevada non-profit corporation; and DOES I  
through V individuals, and ROE VI through X  
Corporations and Partnerships,

Defendants.

AND ALL RELATED CLAIMS

Case No.: A-17-760853-B  
Dept.: 13

*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**NOTICE OF ENTRY OF  
STIPULATION AND ORDER**

PLEASE TAKE NOTICE that a *Stipulation and Order to Approve First and Final  
Accounting* was entered in the above-entitled matter on August 20, 2021, a true and correct  
copy of which is attached hereto.

DATED this 23<sup>rd</sup> day of August, 2021.

SOLOMON DWIGGINS FREER & STEADMAN, LTD.

*/s/ Alexander G. LeVeque*

Alexander G. LeVeque (#11183)  
[aleveque@sdfnlaw.com](mailto:aleveque@sdfnlaw.com)  
9060 West Cheyenne Avenue  
Las Vegas, Nevada 89129

*Attorneys for P. Sterling Kerr, in all capacities*

**CERTIFICATE OF SERVICE**

PURSUANT to NRCP 5(b), I HEREBY CERTIFY that on August 23, 2021, I served a true and correct copy of the **NOTICE OF ENTRY OF STIPULATION AND ORDER** and **STIPULATION AND ORDER TO APPROVE FIRST AND FINAL ACCOUNTING** to the following in the manner set forth below:

**Via:**

☐ Hand Delivery

☒ U.S. Mail, Postage Prepaid, to the parties identified below

Mary Vinh Kauffmann  
3026 Loggia Court  
Las Vegas, NV 89117

Yen Thi Regan  
3076 Carlotta Circle  
Las Vegas, NV 89121

☐ Certified Mail, Receipt No.: \_\_\_\_\_

☐ Return Receipt Request

☒ Pursuant to NEFCR 9, upon all registered parties via the Court's electronic E-Service through Odyssey.

Neil J. Beller	nbeller@njbld.com
Patricia Farina	pfarina@njbld.com
Nikki Kotler	nikki@njbld.com
Charles Lam	chlam008@gmail.com
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/s/ Alexandra Carnival

An employee of SOLOMON DWIGGINS FREER & STEADMAN, LTD.

*Heather S. Steadman*  
CLERK OF THE COURT

Alexander G. LeVeque (#11183)  
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Telephone: 702.853.5483  
Facsimile: 702.853.5485

*Attorneys for P. Sterling Kerr, Esq.,  
In all capacities*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

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derivatively on behalf of TRAN  
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vs.

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15th day of October, 2009; NHU TRAN  
FOUNDATION, INC., a Nevada non-profit  
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individuals, and ROE VI through X  
Corporations and Partnerships,

Defendants.

AND ALL RELATED CLAIMS

Case No.: A-17-760853-B  
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*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**STIPULATION AND ORDER TO  
APPROVE FIRST AND FINAL  
ACCOUNTING**

COME NOW, P. STERLING KERR, ESQ., individually, as former Manager of TRAN ENTERPRISES, LLC, and as Trustee of the NT LEGACY TRUST, dated October 15, 2009 (collectively, "Kerr"), on the one hand; and ROBERT ANSARA of DUNHAM TRUST COMPANY, Court-appointed Receiver of the NHU TRAN FOUNDATION, INC. ("Receiver"), on the other hand, by the through undersigned counsel, and hereby submit the following Stipulation and Order for the Court's consideration and approval.

1 WHEREAS on March 30, 2021, Kerr, as Trustee of the Legacy Trust, filed with the Court  
2 his *Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs*  
3 (*“Legacy Trust Accounting Petition”*);

4 WHEREAS the same was duly served on all parties;

5 WHEREAS on May 5, 2021, the Receiver filed a Limited Objection to the Legacy Trust  
6 Accounting Petition (the *“Limited Objection”*), which objected to certain trustee fees charged by  
7 Kerr and attorney’s fees charged by Kerr’s attorneys;

8 WHEREAS no other party filed an objection to the Legacy Trust Accounting Petition;

9 WHEREAS Kerr and the Receiver have resolved, compromised, and settled all of the issues  
10 raised by the Receiver in his Limited Objection (the *“Accounting Settlement”*);

11 WHEREAS without any admission of any liability or wrongdoing, and given the inherent  
12 risks and costs of litigation, Kerr compromised and limited the fees he is requesting due to  
13 negotiations with the Receiver, which resolved the Limited Objection and resulted in the  
14 Accounting Settlement – specifically Kerr’s legal counsel agreed to forgo any additional requests  
15 for fees other than those requested in the Accounting (and waived an additional \$6,334.75 in  
16 attorney’s fees incurred since the Accounting was filed), and Kerr agreed to waive outstanding  
17 trustee fees of approximately \$19,400;

18 WHEREAS the Receiver now withdraws his Limited Objection as a result of the  
19 Accounting Settlement; it is therefore

20 **STIPULATED** that, pursuant to the Accounting Settlement, Kerr shall receive no other  
21 payments from the Receiver for Trustee and/or attorney’s fees; it is further

22 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
23 of \$9,370.68 to Solomon Dwiggin Freer & Steadman, Ltd. (*“SDFS”*) in exchange for a full release  
24 from SDFS for any amounts claimed due and owing for representation of Kerr in this matter; it is  
25 further

26 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
27 of \$6,243.65 to Marquis Aurbach Coffing (*“MAC”*) in exchange for a full release from MAC for  
28 any amounts claimed due and owing for representation of Kerr in this matter; it is further

1 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver shall pay the sum  
2 of \$9,055.00 to Holland & Hart (“H&H”) in exchange for a full release from H&H for any amounts  
3 claimed due and owing for representation of Kerr in this matter; it is further

4 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver hereby  
5 WITHDRAWS his Limited Objection; it is further

6 **STIPULATED** that, pursuant to the Accounting Settlement, the Receiver agrees to approve  
7 the accounting and release Kerr from any and all liability in these consolidated proceedings, and  
8 discharge Kerr as the Trustee of the Legacy Trust.

9 Dated this 20<sup>th</sup> day of August, 2021.

Dated this 20<sup>th</sup> day of August, 2021.

10 SOLOMON DWIGGINS FREER & STEADMAN, LTD.  
11

LEE KIEFER & PARK, LLP.

12 /s/ Alexander G. LeVeque

/s/ Matthew M. Park

13 Alexander G. LeVeque (#11183)  
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Telephone: 702-333-1711  
Facsimile: 702-333-1712

16 *Attorneys for P. Sterling Kerr, in all*  
17 *capacities*

*Attorneys for Robert Ansara, Court-*  
*Appointed Receiver for the Nhu Tran*  
*Foundation*

### 18 **ORDER**

19 Based upon the above STIPULATION, and for good cause showing, it is hereby

20 **ORDERED, ADJUDGED AND DECREED** that Kerr and the Receiver’s STIPULATION  
21 is APPROVED; it is further

22 **ORDERED, ADJUDGED AND DECREED** the Receiver shall pay the following sums  
23 pursuant to the Accounting Settlement:

24 \$9,370.68 to Solomon Dwiggin Freer & Steadman, Ltd.

25 \$6,243.65 to Marquis Aurbach Coffing

26 \$9,055.00 to Holland & Hart; it is further



1 **ORDERED, ADJUDGED AND DECREED** that the First and Final Accounting,  
2 including all filed supplements thereto, is APPROVED; it is further

3 **ORDERED, ADJUDGED AND DECREED** that Kerr, in all capacities, including, but not  
4 limited to, as Trustee of the Legacy Trust, is hereby forever RELEASED and DISCHARGED from  
5 any and all liabilities and further duties; it is further

6 **ORDERED, ADJUDGED AND DECREED** that Kerr, in all capacities, is hereby  
7 dismissed as a party to these consolidated proceedings.

8 Dated this 20th day of August, 2021

9 

10 ABG

11 **73B FCD B4E2 4BD8**  
**Mark R. Denton**  
**District Court Judge**

12 Respectfully submitted by:

Approved as to form and content by:

13 SOLOMON DWIGGINS FREER & STEADMAN,  
14 LTD.

LEE KIEFER & PARK, LLP.

15 /s/ Alexander G. LeVeque

/s/ Matthew W. Park

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19 *Attorneys for P. Sterling Kerr, in all*  
20 *capacities*

*Attorneys for Robert Ansara, Court-*  
*Appointed Receiver for the Nhu Tran*  
*Foundation*

## Allie Carnival

---

**From:** Matt Park <Matt@lkipfirm.com>  
**Sent:** Friday, August 20, 2021 9:04 AM  
**To:** Alexander LeVeque  
**Cc:** Daniel Kiefer  
**Subject:** RE: Tran-Kerr SAO re Accounting 8-16-2021 (MWP edits).docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Absolutely, approximately works for me – please add my e-signature and submit. Thanks!

**Matthew W. Park**  
Partner



1707 Village Center Cir Suite 150, Las Vegas, NV 89134  
Main Tel: (702) 333-1711  
Fax: (702) 333-1712



---

**From:** Alexander LeVeque <aleveque@sdfnlaw.com>  
**Sent:** Friday, August 20, 2021 8:56 AM  
**To:** Matt Park <Matt@lkipfirm.com>  
**Subject:** RE: Tran-Kerr SAO re Accounting 8-16-2021 (MWP edits).docx

Matt, I am fine with your revisions and suggest just adding the word “approximate” before \$19,400. If you are ok with this final revision, can I submit with your e-signature?

Alexander G. LeVeque  
SOLOMON DWIGGINS FREER & STEADMAN, LTD.  
Cheyenne West Professional Center | 9060 W. Cheyenne Avenue | Las Vegas, NV 89129  
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**SOLOMON | DWIGGINS  
FREER | STEADMAN** LTD  
TRUST AND ESTATE ATTORNEYS



1 **CSERV**

2  
3 DISTRICT COURT  
4 CLARK COUNTY, NEVADA

5  
6 Charles Lam, Plaintiff(s)

CASE NO: A-17-760853-B

7 vs.

DEPT. NO. Department 13

8 P. Sterling Kerr, Defendant(s)

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12	Charles Lam	chlam008@gmail.com
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*Heather S. Lamin*  
CLERK OF THE COURT

**ORDER**

DANIEL P. KIEFER (SBN 12419)  
MATTHEW W. PARK (SBN 12062)  
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Las Vegas, NV 89134  
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Email: [probate@lkipfirm.com](mailto:probate@lkipfirm.com)  
*Attorneys for Court Appointed Receiver,  
Robert Ansara of Dunham Trust Company*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

CHARLES LAM, individually and  
derivatively on behalf of TRAN  
ENTERPRISES, LLC, a Nevada Limited  
liability Company, and as Trustee of the NT  
REVOCABLE LIVING TRUST, dated the  
15<sup>th</sup> day of October 2009,

Plaintiffs,

v.

P. STERLING KERR, individually and as  
Trustee of the NT LEGACY TRUST, dated  
the 15<sup>th</sup> day of October, 2009; NHU TRAN  
FOUNDATION, INC., a Nevada non-profit  
corporation; and DOES I through V  
individuals, and ROE VI through X  
Corporations and Partnerships,

Defendants.

---

TRAN ENTERPRISES, LLC, a Nevada  
Limited liability Company, and NT LEGACY  
TRUST, dated the 15<sup>th</sup> day of October 2009

Third-Party Intervening Plaintiffs,

v.

THE BIG TETON, LLC, a Nevada Limited  
Liability Company, and CHARLES LAM, an  
individual; and DOES I through V individuals,

Case No. A-17-760853-B  
Department: XIII

*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**ORDER GRANTING APPLICATION FOR  
APPROVAL OF RECEIVERSHIP EXPENSES**

**Hearing Date: In Chambers  
Hearing Time: In Chambers**

1 and ROE VI through X Corporations and  
2 Partnerships,

3  
4 Third-Party Defendants.

5  
6 In the Matter of the  
7 NT LEGACY TRUST, dated October 15,  
8 2009

9  
10 In the Matter of the  
11 NT REVOCABLE LIVING TRUST, dated  
12 October 15, 2009

13  
14 EDWARD HOMES, INC., a Nevada  
15 Corporation,

16 Plaintiffs,

17 v.

18 TRAN ENTERPRISES, LLC, a Nevada  
19 Limited liability Company, DOE  
20 INDIVIDUALS I through X, inclusive and  
21 ROE ENTITIES I through X, inclusive,  
22 Defendants.

23 On September 15, 2021, Court Appointed Receiver for Nhu Tran Foundation, Inc. (the  
24 “Foundation”), Robert Ansara (the “Receiver”) of Dunham Trust Company submitted his Sixth  
25 Application for Approval of Receivership Expenses (the “Sixth Application”). On September 25, 2021,  
26 Charles Lam (“Charles”), submitted his Objection to the Sixth Application (the “Objection”). On  
27 October 13, 2021, the Receiver filed a Reply to the Objection (“Reply”).

28 On October 14, the Court issued a Minute Order stating that it was going to decide this matter  
on the briefing and vacated the October 18, 2021 hearing. The Court then took this matter under  
advisement.

On October 19, 2021, the Court entered a Minute Order stating that, being fully advised in the  
premises, the Court grants the Sixth Application in its entirety, and directing the undersigned counsel  
to submit a proposed order consistent with that ruling.

And so, having considered the Sixth Application, Objection, and Reply and any exhibits  
attached to these filings, and good cause appearing, the Court hereby GRANTS the Sixth Application  
as follows:

IT IS ORDERED THAT the fees and expenses set forth in the Receiver's Sixth Application are reasonable and fair.

IT IS FURTHER ORDERED THAT the fees and expenses set forth in the Receiver's Sixth Application were incurred for the benefit of the Foundation.

IT IS FURTHER ORDERED THAT the Receiver may pay the fees and expenses set forth in his Sixth Application with receivership/Foundation funds.

IT IS FURTHER ORDERED THAT the following specific fees and costs are approved for immediate payment:

Party	Amount Due
Lee Kiefer & Park LLP Fees (Through August 31, 2021)	\$93,043.63
Receiver's Fees (Through August 31, 2021)	\$10,670.00
Harper Selim Law Firm Fees (Through August 31, 2021)	\$1,987.50
Ballard, Rawson, and Jorgensen Fees (Through August 31, 2021)	\$9,467.05
<b>Total Allowable Fees and Expenses</b>	<b>\$115,168.18</b>

IT IS FURTHER ORDERED THAT the Sixth Application is approved and granted in its entirety and as indicated above.

**IT IS SO ORDERED.**

Dated this 22nd day of October, 2021



**ED8 EA7 0CB2 C502**  
**Mark R. Denton**  
**District Court Judge**

ABG

Submitted by:

**LEE KIEFER & PARK LLP**

BY: /s/ Matthew W. Park

DANIEL P. KIEFER (SBN 12419)  
MATTHEW W. PARK (SBN 12062)  
1707 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
*Attorneys for Court Appointed Receiver,  
Robert Ansara of Dunham Trust Company*

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1 **CSERV**

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CASE NO: A-17-760853-B

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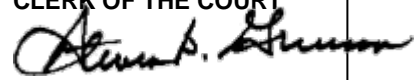
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Elizabeth Arthur	earthur@crdslaw.com



1 **NEOJ**

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6 Las Vegas, NV 89134  
7 Telephone: (702) 333-1711  
8 Email: [probate@lkipfirm.com](mailto:probate@lkipfirm.com)

9 *Attorneys for Court Appointed Receiver,*  
10 *Robert Ansara of Dunham Trust Company*

11  
12 **DISTRICT COURT**  
13 **CLARK COUNTY, NEVADA**

14 CHARLES LAM, individually and derivatively  
15 on behalf of TRAN ENTERPRISES, LLC, a  
16 Nevada Limited liability Company, and as  
17 Trustee of the NT REVOCABLE LIVING  
18 TRUST, dated the 15<sup>th</sup> day of October 2009,

19 Plaintiffs,

20 v.

21 P. STERLING KERR, individually and as  
22 Trustee of the NT LEGACY TRUST, dated the  
23 15<sup>th</sup> day of October, 2009; NHU TRAN  
24 FOUNDATION, INC., a Nevada non-profit  
25 corporation; and DOES I through V individuals,  
26 and ROE VI through X Corporations and  
27 Partnerships,

28 Defendants.

Case No. A-17-760853-B  
Department: XIII

*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**NOTICE OF ENTRY OF ORDER GRANTING  
APPLICATION FOR APPROVAL OF  
RECEIVERSHIP EXPENSES**

21  
22 TRAN ENTERPRISES, LLC, a Nevada  
23 Limited liability Company, and NT LEGACY  
24 TRUST, dated the 15<sup>th</sup> day of October 2009

25 Third-Party Intervening Plaintiffs,

26 v.

27 THE BIG TETON, LLC, a Nevada Limited  
28 Liability Company, and CHARLES LAM, an  
individual; and DOES I through V individuals,  
and ROE VI through X Corporations and  
Partnerships,

Third-Party Defendants.

In the Matter of the  
NT LEGACY TRUST, dated October 15, 2009

In the Matter of the  
NT REVOCABLE LIVING TRUST, dated  
October 15, 2009

EDWARD HOMES, INC., a Nevada  
Corporation,

Plaintiffs,

v.

TRAN ENTERPRISES, LLC, a Nevada  
Limited liability Company, DOE  
INDIVIDUALS I through X, inclusive and  
ROE ENTITIES I through X, inclusive,  
Defendants.

NOTICE IS HEREBY GIVEN THAT:

The Order Granting Application for Approval of Receivership Expenses was entered in the  
above entitled matter on October 22, 2021, a copy of which is attached hereto.

Respectfully submitted by:

/s/ Matthew W. Park

10/22/2021

MATTHEW W. PARK  
State Bar No. 12062

Date

*Heather S. Lamin*  
CLERK OF THE COURT

**ORDR**

DANIEL P. KIEFER (SBN 12419)  
MATTHEW W. PARK (SBN 12062)  
LEE KIEFER & PARK LLP  
1707 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
Telephone: (702) 333-1711  
Email: [probate@lkipfirm.com](mailto:probate@lkipfirm.com)  
*Attorneys for Court Appointed Receiver,  
Robert Ansara of Dunham Trust Company*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

CHARLES LAM, individually and  
derivatively on behalf of TRAN  
ENTERPRISES, LLC, a Nevada Limited  
liability Company, and as Trustee of the NT  
REVOCABLE LIVING TRUST, dated the  
15<sup>th</sup> day of October 2009,

Plaintiffs,

v.

P. STERLING KERR, individually and as  
Trustee of the NT LEGACY TRUST, dated  
the 15<sup>th</sup> day of October, 2009; NHU TRAN  
FOUNDATION, INC., a Nevada non-profit  
corporation; and DOES I through V  
individuals, and ROE VI through X  
Corporations and Partnerships,

Defendants.

Case No. A-17-760853-B  
Department: XIII

*Consolidated with:*

Case No. P-17-093391-T  
Case No. P-17-093258-T  
Case No. A-17-766466-C

**ORDER GRANTING APPLICATION FOR  
APPROVAL OF RECEIVERSHIP EXPENSES**

**Hearing Date: In Chambers  
Hearing Time: In Chambers**

TRAN ENTERPRISES, LLC, a Nevada  
Limited liability Company, and NT LEGACY  
TRUST, dated the 15<sup>th</sup> day of October 2009

Third-Party Intervening Plaintiffs,

v.

THE BIG TETON, LLC, a Nevada Limited  
Liability Company, and CHARLES LAM, an  
individual; and DOES I through V individuals,

1 and ROE VI through X Corporations and  
2 Partnerships,

3  
4 Third-Party Defendants.

5  
6 In the Matter of the  
7 NT LEGACY TRUST, dated October 15,  
8 2009

9  
10 In the Matter of the  
11 NT REVOCABLE LIVING TRUST, dated  
12 October 15, 2009

13  
14 EDWARD HOMES, INC., a Nevada  
15 Corporation,

16 Plaintiffs,

17 v.

18 TRAN ENTERPRISES, LLC, a Nevada  
19 Limited liability Company, DOE  
20 INDIVIDUALS I through X, inclusive and  
21 ROE ENTITIES I through X, inclusive,  
22 Defendants.

23 On September 15, 2021, Court Appointed Receiver for Nhu Tran Foundation, Inc. (the  
24 “Foundation”), Robert Ansara (the “Receiver”) of Dunham Trust Company submitted his Sixth  
25 Application for Approval of Receivership Expenses (the “Sixth Application”). On September 25, 2021,  
26 Charles Lam (“Charles”), submitted his Objection to the Sixth Application (the “Objection”). On  
27 October 13, 2021, the Receiver filed a Reply to the Objection (“Reply”).

28 On October 14, the Court issued a Minute Order stating that it was going to decide this matter  
on the briefing and vacated the October 18, 2021 hearing. The Court then took this matter under  
advisement.

On October 19, 2021, the Court entered a Minute Order stating that, being fully advised in the  
premises, the Court grants the Sixth Application in its entirety, and directing the undersigned counsel  
to submit a proposed order consistent with that ruling.

And so, having considered the Sixth Application, Objection, and Reply and any exhibits  
attached to these filings, and good cause appearing, the Court hereby GRANTS the Sixth Application  
as follows:

IT IS ORDERED THAT the fees and expenses set forth in the Receiver's Sixth Application are reasonable and fair.

IT IS FURTHER ORDERED THAT the fees and expenses set forth in the Receiver's Sixth Application were incurred for the benefit of the Foundation.

IT IS FURTHER ORDERED THAT the Receiver may pay the fees and expenses set forth in his Sixth Application with receivership/Foundation funds.

IT IS FURTHER ORDERED THAT the following specific fees and costs are approved for immediate payment:

Party	Amount Due
Lee Kiefer & Park LLP Fees (Through August 31, 2021)	\$93,043.63
Receiver's Fees (Through August 31, 2021)	\$10,670.00
Harper Selim Law Firm Fees (Through August 31, 2021)	\$1,987.50
Ballard, Rawson, and Jorgensen Fees (Through August 31, 2021)	\$9,467.05
<b>Total Allowable Fees and Expenses</b>	<b>\$115,168.18</b>

IT IS FURTHER ORDERED THAT the Sixth Application is approved and granted in its entirety and as indicated above.

**IT IS SO ORDERED.**

Dated this 22nd day of October, 2021



**ED8 EA7 0CB2 C502**  
**Mark R. Denton**  
**District Court Judge**

ABG

Submitted by:

**LEE KIEFER & PARK LLP**

BY: /s/ Matthew W. Park

DANIEL P. KIEFER (SBN 12419)  
MATTHEW W. PARK (SBN 12062)  
1707 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
*Attorneys for Court Appointed Receiver,  
Robert Ansara of Dunham Trust Company*

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1 **CSERV**

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4  
5  
6 Charles Lam, Plaintiff(s)

CASE NO: A-17-760853-B

7 vs.

DEPT. NO. Department 13

8 P. Sterling Kerr, Defendant(s)

9  
10 **AUTOMATED CERTIFICATE OF SERVICE**

11 This automated certificate of service was generated by the Eighth Judicial District  
12 Court. The foregoing Order was served via the court's electronic eFile system to all  
13 recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 10/22/2021

15 Neil Beller

nbeller@njbltd.com

16 Nikki Kotler

nikki@njbltd.com

17 Alexander LeVeque

aleveque@sdfnlaw.com

18 Bert Wuester

bwuester@clarkhill.com

19 John Hunt

jhunt@clarkhill.com

20 Terrie Maxfield

tmaxfield@sdfnlaw.com

21 Valerie Larsen

vlarsen@hollandhart.com

22 Lars Evensen

lkevensen@hollandhart.com

23 Chris Layton

chris@lcpfirm.com

24 Daniel Kiefer

probate@rlklegal.com

25 Richean Martin

rgmartin@clarkhill.com

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Mitchell Posin	mposin@gmail.com
Charles Lam	chlam008@gmail.com
Sterling Kerr	sterling@sterlingkerrlaw.com
Lance Earl	learl@maclaw.com
Michelle Monkarsh	mmonkarsh@maclaw.com
Patricia Farina	pfarina@njbld.com
Joseph Went	jgwent@hollandhart.com
R. Reade	creade@crdslaw.com
Michelle Willoughby	mrwilloughby@hollandhart.com
Phyllis Cameron	pcameron@clarkhill.com
Elizabeth Arthur	earthur@crdslaw.com



MOTION FOR REMOVAL CONTINUED TO: 09/21/2017 9:00 AM

09/21/2017 9:00 AM | MOTION FOR PRELIMINARY INJUNCTION (NON-EVIDENTIARY)



PLTF'S MOTION FOR PRELIMINARY INJUNCTION

COURT STATED ITS FINDINGS, and ORDERED Motion GRANTED relative to any and all properties that are the subject of the upcoming sale. If counsel wants to seek expungement of the lis pendens a motion can be filed.

COURT FURTHER ORDERED, bond SET at \$5,000.00.

Mr. Oakes to submit the order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 14, 2017**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**December 14, 2017      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Marwanda Knight

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Oakes, John M.	Attorney

**JOURNAL ENTRIES**

- ALSO PRESENT - Alex LeVeque, Attorney for Defts

PLAINTIFF CHARLES LAM'S MOTION TO CONSOLIDATE CASES (A-17-760853-B an P-17-093391-T), AND TO STAY PROCEEDINGS IN SECOND CASE ON ORDER SHORTENING TIME . . . DEFENDANTS P. STERLING KERR'S OPPOSITION TO MOTION TO CONSOLIDATE AND TO STAY PROCEEDINGS IN SECOND CASE ON ORDER SHORTENING TIME AND COUNTERMOTION TO DISMISS PLAINTIFF'S FIRST AMENDED COMPLAINT, OR ALTERNATIVELY TO REFER THIS ACTION TO PROBATE COMMISSIONER

Following arguments by counsel, COURT stated that it was a firm believer in the right hand knowing what the left hand is doing; determined that these cases could properly be consolidated, and ORDERED, Motion GRANTED and FURTHER ORDERED, Motion GRANTED relative to the stay of proceedings.

COURT FURTHER ORDERED, Countermotion DENIED; stated it agreed with Pltfs in their briefing

having to do with utilization of the Probate Commissioner in various aspects of the case. As the case proceeds, the Court may want to utilize the Probate Commissioner as a Special Master, noting language to that effect in the rules.

Mr. Oakes indicated he would submit the proposed orders.

Colloquy as to the effectiveness of the stay. COURT stated the Probate Commissioner would hear the Motion for Removal of Kerr and Kaufman as Trustee and as Manager as currently scheduled on January 12, 2018.

Regarding the hearing currently set December 22, 2017 before the Probate Commissioner, the Court and counsel also discussed proceedings taking place now that the cases have been consolidated. COURT advised it would not stay proceedings in the "P" cases; however, proceedings will have to take place in this Department. Mr. Leveque indicated counsel would re-notice the Motion for this Department. Additional colloquy regarding additional briefing, setting the December 22, 2017 Petition on the Court's motion calendar, and the urgency of the Petition being heard.

COURT ORDERED that the Motion be SET on its motion calendar December 21, 2017 at 9:00 am; counsel to re-notice the Motion. COURT directed counsel to talk among themselves to reach an agreement to move the motion to a different time. The Court will advise counsel if further briefing should be done at the time of the hearing.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 21, 2017**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**December 21, 2017      9:00 AM      Petition**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Marwanda Knight

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Oakes, John M.	Attorney

**JOURNAL ENTRIES**

- ALSO PRESENT - Dan Foley, Attorney for Pltf  
Alex LeVeque, Attorney for Deft

COURT noted the item scheduled before the Probate Commissioner on January 12, 2018 and queried why the matters on calendar today should not await that determination. Mr. LeVeque advised of the issues that need to be addressed by the Court before going to that hearing.

Following arguments by counsel, COURT stated it would expunge the lis pendens with the understanding and ORDER of the COURT that there will be no sale or disposition of any of the subject properties without approval of the Court. COURT FURTHER ORDERED, Motion GRANTED relative to in rem jurisdiction and REFERRED the confirmation of Trustee aspect of the Motion to the Probate Commissioner. Further, COURT noted that counsel would re-notice the Petition for Declaration that the NT Legacy Trust is the Sole Member of Tran Enterprises.

Regarding the January 18, 2018 hearing, Mr. Oakes advised of counsels agreement to the opposition

being filed January 5, 2018 and the reply on January 15, 2018. COURT so noted and acknowledged its agreement.

Order regarding consolidation SIGNED IN OPEN COURT and returned to counsel for processing.

Mr. LeVeque to submit the proposed order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

January 12, 2018

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

<b>January 12, 2018</b>	<b>9:30 AM</b>	<b>Motion - HM</b>	<b>Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time</b>
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**HEARD BY:** Yamashita, Wesley**COURTROOM:** RJC Courtroom 15B**COURT CLERK:** Sharon Chun**RECORDER:****REPORTER:****PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Foley, Daniel Thomas, ESQ	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Oakes, John M.	Attorney

**JOURNAL ENTRIES**

- Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time

COMMISSIONER NOTED that Judge Denton has directed this back for hearing re the NT Legacy Trust and whether or not we have the ability to remove Mr. Kerr. Mr. LeVeque confirmed that Judge Denton has already taken jurisdiction of the Trust and this is the only issue to address today.

COMMISSIONER NOTED that since Judge Denton referred this to him he will proceed, but he has been given pause because the other beneficiaries of this Trust did not receive notice.

Mr. Oaks stated an Objection was just filed and he will require time to reply. He also requested an

evidentiary hearing set. COMMISSIONER NOTED that according to the Rules, since the Objection was not timely filed we have to give time to respond.

Upon agreement of counsels, COMMISSIONER RECOMMENDED this hearing CONTINUED to 2/2/18. Mr. Oaks will be given two weeks to respond and Mr. LeVeque is to file his Reply by 1/24/18. COMMISSIONER DIRECTED Mr. Oakes to put all the other people, those who are to receive specific gifts, on notice for the continued hearing.

COMMISSIONER ADVISED he wants this focused upon the irrevocability of the Trust; we have now recognized the power or ability of the Grantor/Decedent to make any revisions, revocations, or amendments. Then, we will look at whether or not the person within there has breached anything and if even the persons making said complaint even have a standing to make said complaints. Mr. Oaks commented that he does not think that the issue of standing is this Court's issue. COMMISSIONER RESPONDED that under the Trust it is and it will be addressed.

COMMISSIONER REITERATED that others are to receive notice of what is going on.

COMMISSIONER ALSO ADVISED that the Court wants to see the Verification from Mr. Oak s client, as to the initial issues laid out.

CLERK'S NOTE: Case No. P-17-093391-T is consolidated with this case.

CONTINUED TO: 2/2/18 9:30 A.M.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 18, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>January 18, 2018</b>	<b>9:00 AM</b>	<b>Motion For Reconsideration</b>
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**HEARD BY:** Denton, Mark R.

**COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Marwanda Knight

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Evensen, Lars K.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	LeVeque, Alex G.	Attorney
	Oakes, John M.	Attorney

**JOURNAL ENTRIES**

- At call of the case, COURT ORDERED, MATTER TRAILED for Mr. Oakes appearance.

MATTER RECALLED - Mr. Oakes now present along with previous counsel.

Following arguments by counsel, COURT ORDERED, the Motion for Reconsideration aspect of the Motion DENIED; relative to the alternative Motion to Alter or Amend, COURT ORDERED, Motion GRANTED IN PART, noting that the introductory language on the Order Granting Motion for Preliminary Injunction entered on November 27, 2017 will be amended at line 26, to say the word "preliminarily" before the word "finds".

Counsel directed to submit an order making it clear that preliminary findings are contained in the

Order.

Thereafter, Mr. Oakes requested the parties have a discovery conference. COURT advised it would issue an order scheduling a Rule 16 conference to include counsels' Rule 16.1 conference; counsel agreed that the case was ripe for such a conference.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**February 02, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**February 02, 2018      9:30 AM      Motion - HM      Motion for Removal  
of Kerr and Kaufman  
as Trustee and as  
Manager on Order  
Shortening Time**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** RJC Courtroom 15A

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES**

**PRESENT:**      Foley, Daniel Thomas, ESQ      Attorney  
Kerr, P. Sterling      Defendant  
Lam, Charles      Trustee  
LeVeque, Alex G.      Plaintiff  
Oakes, John M.      Trustee  
Oakes, John M.      Attorney  
Oakes, John M.      Attorney

**JOURNAL ENTRIES**

- Motion for Removal of Kerr and Kaufman as Trustee and as Manager on Order Shortening Time

COMMISSIONER NOTED this case is consolidated with P093258 and P093391. Further, since here last time, everything seems to be in order, we have now has corrected everything, appropriate notices have gone out, and we have verification of the matter.

COMMISSIONER ADVISED this is a matter which Judge Denton has specifically referred back to this Court as it applies to the NT Legacy Trust. The Petition which was promulgated by Mr. Oaks was

two pronged, as he saw it. One as to a revocation which was sent September 4, 2013 and the second prong was for removal of the Trustee based upon a gross negligence and willful misconduct. Mr. Oaks so confirmed those are the areas we are to discuss today.

COMMISSIONER NOTED he has read through everything and will give Mr. Oaks time to hit the salient points, emphasizing that which he needs to and if he has questions he may ask specific questions as we go.

Mr. Oaks noted the brief he filed since the last hearing and presented arguments in support of his petition. Mr. LeVeque argued in support of his Objection. Following arguments and discussions, COMMISSIONER NOTED that a Report and Recommendation is to be prepared for review by the Judge.

COMMISSIONER STATED, FIRST HE WILL FIND that Nhu Tran, as the Grantor, did execute the document entitled, "The NT Legacy Trust" on October 1, 2009. This is a self-settled Trust because she was primary beneficiary, as variously called Nevada Onshore Trust etc., a rather new thing at the end of the 90's when we started playing around with this concept. Alaska had done it years before and kind of along the way the Legislature put this together to attract more trust business; this is the ultimate effect of the self-settled trust. A self-settled trust by its nature and description is asset protective, yes as number one, but it also provides benefits back to the Grantor; which most irrevocable trusts under common law could not do and that carved out the exception.

This was done pursuant to that and as a result it was an irrevocable trust. Article 8 states, "no ability to amend, revoke, modify, or terminate." In these kind of situations when it is all inclusive such as that, if you want to reserve the power to amend a trustee or to change trustees, that's got to be written as opposed to, that it just wasn't in there. SO, I WILL FIND that the NT Legacy Trust was indeed irrevocable and not subject to any type of amendment, revocation, or modification by the Grantor and thus the document dated September 4, 2013 is ineffective as to this trust.

I WILL ALSO FIND that she did an assignment. I am not going to say what percent. All I'm saying at this point is whatever percent Nhu Tran held as an individual, this means interest in the LLC, or transferred to the trust, I am not going to make an adjudication as to what that ten percent is or is not, or any other values, or anything. Whatever she had, she transferred in. I think that is up to the Business Court to determine if there is a rightful claim for a different percentage. I would just make the statement that whatever interest she did possess was effectively transferred to that trust.

FURTHER, as I go down and look, as a specific gift recipient, a person has standing if that cannot be met, however, there is no question, and I don't think that anybody questions the fact, that that specific amount can and will be met. Therefore, I am not going to go much further other than to say that I do not believe, even given what he'd given to the Foundation, etc. he has the standing to make any representations or any kind of claim against the trustee at this point. The trustee is given great latitude in here and there is a lot there in there. We all, who are in this field, know that when these came about and we were not always there and we don't know who was there or the explanations that



went on. Just because four years later someone attempts to change it, doesn't mean that they did not understand it then, or perhaps they did not understand it later. But the fact of the matter is there has been no attempt to say that the entire matter should be rescinded at all.

THEREFORE, I will find that at this point, the trust was itself validly executed and irrevocable in which she had no power to change anything, period. The attempted revocation is ineffective and that Mr. Charles Lam, with the full understanding that he is going to get One-Hundred percent (100%) of the Two Million Dollars (\$2,000,000.00) specifically granted to him, I do not believe he has standing to make any further arguments in that point.

COMMISSIONER DIRECTED Mr. Leveque to prepare the Report and Recommendation and to allow opposing counsel a chance to review it and they may submit a competing one they have a right to submit competing ones and we will go on from there.

COMMISSIONER CONFIRMED that the Motion for Removal of Kerr and Kaufman as Trustee and as Manager is DENIED.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 05, 2018**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**March 05, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Louisa Garcia

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars K.      Attorney  
LeVeque, Alex G.      Attorney  
Oakes, John M.      Attorney

**JOURNAL ENTRIES**

- PLAINTIFF'S MOTION TO REQUIRE AN ACCOUNTING AND FOR DISTRIBUTION OF SPECIFIC BEQUESTS...MOTION TO SELL REAL PROPERTY APN: 161-28-401-009; 161-28-301-006; AND 161-28-401-013 OR IN THE ALTERNATIVE CONVEYANCE TO CHARLES LAM AT PAR VALUE PER THE BEQUEST ON ORDER SHORTENING TIME

Mr. Evensen stated there were some late filings in this case and requested the matter be continued for Mr. Oakes to file an opposition and him file a Reply. COURT ORDERED, matter CONTINUED.

CONTINUED TO 3/26/18 9:00 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 05, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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March 05, 2018	3:30 PM	Mandatory Rule 16 Conference
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**HEARD BY:** Denton, Mark R.

**COURTROOM:** No Location

**COURT CLERK:** Louisa Garcia

**RECORDER:**

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Oakes, John M.	Attorney

**JOURNAL ENTRIES**

- Counsel met with the Court in Chambers for the purpose of the Mandatory Rule 16 Conference. Court advised that the Department would handle discovery matters and all discovery motions should be directed to this Court's attention. Further, Court noted counsel could consider today's conference to be their Rule 16.1 Conference.

Thereafter, Court stated that it still requires a Joint Case Conference Report and directed it to be submitted by the close of business on March 23, 2018; the JCCR is to comply with NRCP 16.1(c)(1,3, & 4). COURT ORDERED, status check SET for March 29, 2018 at 9:00 am to determine if the Joint Case Conference Report (JCCR) has been filed. If filed, attendance is not required. However, if the JCCR has not been filed counsel must appear to explain why it has not been filed and the amount of time needed for compliance.

Upon the Court's inquiry as to how much time counsel would require for discovery; both counsel confirmed they would require eight (8) months until the close of discovery. Court advised that based upon that date the Department would issue a combined Scheduling/Trial Order. Mr. Oakes made a request for trial demand. Counsel agreed that this case can be treated as one wherein a jury has been

demanded of all issues so triable given the reference to a jury demand in Plaintiffs' Amended Complaint.

The Court also queried counsel as to the case being ripe for a Settlement Conference, Mr. Evensen stated he was not opposed to a settlement conference; Mr. Oakes thought there was more work to be done. At this time, there was no request for a settlement conference.

Further inquiry of the Court as to case management or a need for a protective order, counsel indicated there were no case management issues and no need for protective order. Mr. Evensen stated he filed a Motion to Consolidate late Friday. COURT SO NOTED; matter SET for status check.

3/29/18 9:00 AM STATUS CHECK: JCCR FILLING

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 03, 2018**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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<b>April 03, 2018</b>	<b>8:00 AM</b>	<b>Minute Order</b>	<b>Minute Order Re: Deft's Motion to Consolidate A760853 &amp; A766466</b>
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**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** April Watkins

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Cause appearing, and pursuant to EDCR 2.20(e) and EDCR 2.23 (c), the Court GRANTS Defendant s Motions to Consolidate without oral argument and ORDERS such Motion removed from its civil motion calendar of Thursday, April 5, 2018. The Court has signed the proposed order.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, April Watkins, to all registered parties for Odyssey File & serve. aw

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 09, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**April 09, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Alice Jacobson

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Earl, Lance C.      Attorney  
                 Evensen, Lars K.      Attorney  
                 LeVeque, Alex G.      Attorney  
                 Oakes, John M.      Attorney

**JOURNAL ENTRIES**

- As to Defendants' Motion for Partial Summary Judgment. Arguments by counsel regarding direct claims and durative claims. COURT ORDERED, motion GRANTED WITHOUT PREJUDICE; direct claim found pertained to the 10 percent issue; rest of claims find as durative.

As to Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-401-013 Or In Alternative Conveyance to Charles Lam At Par Value Per the Bequest on Order Shortening Time. Flowing arguments by counsel to sell the property. COURT ORDERED matter referred to the Probation Commissioner to make a report and recommendation to the court.

As to Plaintiff's Motion to Require an Accounting and for Distribution of Specific Bequests. Mr. Oaks requested payment be paid of 1.5 million dollars and requested accounting documents that were shown in camera to the Court. Mr. Evensen argued that there was a 500 thousand dollar payment at issue that was owed first. Furthermore, Plaintiff was not entitled to the accounting. COURT ORDERED distribution of 1.5 million dollars to be done within 10 days of the Notice of Entry of Order; accounting issue is referred to the Probate Commissioner for report and recommendation; 500

thousand dollars needs further briefing before ruling.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 07, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**May 07, 2018      9:00 AM      Objection**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Christopher Darling

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- APPEARANCES: John Oakes, Esq. for Plaintiff. Lars Evensen, Esq., Lance Earl, Esq., and Alex LeVeque, Esq. for Defendant(s).

Colloquy regarding pending issues besides instant matter, Plaintiff's Objection to Probate Commissioner's Report and Recommendation. Further colloquy regarding withdraw of Mr. Oakes for Plaintiff and scheduling of pending matters. COURT ORDERED, instant matter CONTINUED WITHOUT PREJUDICE to further filings by parties; a motion to withdraw and assert lien to be set 6/24/18 at 9:00 a.m. Statements by Charles Lam.

6/18/18 9:00 AM PLAINTIFF'S OBJECTION TO THE PROBATE COMMISSIONER'S REPORT AND RECOMMENDATION REGARDING: CHARLES LAM'S MOTION FOR REMOVAL OF KERR AND KAUFMAN AS TRUSTEE AND MANAGER







**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

May 25, 2018

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

May 25, 2018	9:30 AM	Hearing	<b>Notice of Hearing By Referral On Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property</b>
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**HEARD BY:** Yamashita, Wesley**COURTROOM:** Courtroom TBA**COURT CLERK:** Sharon Chun**RECORDER:****REPORTER:****PARTIES**

<b>PRESENT:</b>	Evensen, Lars K. Lam, Charles  LeVeque, Alex G.	Attorney Plaintiff Trustee Attorney
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**JOURNAL ENTRIES**

PRINT DATE: 11/02/2021

Page 25 of 157

Minutes Date: September 06, 2017

- Notice of Hearing By Referral On Motion to Sell Real Property APN: 161-28-401-009; 161-28-301-006; and 161-28-301-013 or in the Alternative Conveyance to Charles Lam at Par Value per the Bequest and Opposition to Counter Motion to Appoint Listing Agent or Approve More Favorable Offers to the Property

ALSO PRESENT: Matthew P. Pawlowski, Esq. that represented Edward Homes Inc. in Consolidated Case No. A766466 .

Discussion held as to Mr. Lam's current counsel. Mr. Lam stated that the reason Mr. Kerr made an appearance was only for the sale. Mr. Lam requested this matter postponed until he gets proper representation. Mr. Evensen objected to a continuance; they are ready to go forward. COMMISSIONER ADVISED that Mr. Kerr should have indicated that he was not representing Mr. Lam on all hearings and he needs to make an appearance to state his position.

COMMISSIONER STATED that he has to be consistent with his prior ruling and the whole thing is dependent on his original ruling. COMMISSIONER NOTED a Report and Recommendation is to be prepared with his RECOMMENDATION that they go forward with the sale; and directed that prepared quickly, since this is going back before Judge Denton on 6/18/18. COMMISSIONER ADVISED Mr. Lam that he cannot speak now. Mr. Lam inquired if this was supposed to go before the Probate Judge, but COMMISSIONER RESPONDED it should go to Judge Denton since this is a consolidated case.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 01, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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<b>June 01, 2018</b>	<b>9:30 AM</b>	<b>Petition for Instructions</b>	<b>Petition for Instruction Re Procedure by Which To Sell Real Property Of the NT Legacy Trust/Tran Enterprises and FOR DECLARATORY RELIEF</b>
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**HEARD BY:** Yamashita, Wesley

**COURTROOM:** RJC Courtroom 17A

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	LeVeque, Alex G.	Attorney

**JOURNAL ENTRIES**

- Petition for Instruction Re Procedure by Which To Sell Real Property Of the NT Legacy Trust/Tran Enterprises and FOR DECLARATORY RELIEF (Referred by Dept XIII) CONSOLIDATED WITH P093258, P093391, and A766466)

ALSO PRESENT: Matthew Pawlowski, Esq.

COMMISSIONER ADVISED this petition is unopposed as pleaded and RECOMMENDED, APPROVED AND GRANTED.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 13, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 13, 2018</b>	<b>9:30 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Haly Pannullo

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed the subject of Plaintiff s former counsel s Motion to Enforce Attorney s Lien heard on May 24, 2018 and then taken under advisement pending the Court s consideration of additional items to be submitted, and being now fully advised in the premises, the Court GRANTS the subject Motion in its entirety.

Moving counsel is directed to submit a proposed order consistent with this ruling after submitting the same to opposing counsel/Plaintiff in proper person. Instead of seeking to clarify or litigate meaning or any disapproval through correspondence directed to the Court or to counsel with copies to the Court, any such clarification or disapproval should be the subject of appropriate motion practice.

The items submitted for the Court s in camera review shall be respectively marked as Court Exhibits and retained under seal.

IT IS SO ORDERED.

CLERK'S NOTE: The above minute order has been distributed to:  
J. Michael Oakes, Esq. (Via facsimile: 702-384-2128)

**A-17-760853-B**

Lars K. Evensen, Esq. (Via facsimile: 702-669-4650)

Matthew Q. Callister, Esq. (Via facsimile: 702-385-2899)

Charles Lam chlam088@gmail.com hvp/6/13/18

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

June 15, 2018

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

<b>June 15, 2018</b>	<b>9:30 AM</b>	<b>All Pending Motions</b>	<b>ALL PENDING:</b> <b>Notice of Hearing on</b> <b>Referral Motion to</b> <b>Ratify Sale of Five</b> <b>Parcels: APN: 177-17-</b> <b>701-012; 177-17-701-</b> <b>013; 176-13-501-036;</b> <b>176-13-501-030; and</b> <b>177-17-701-011 ...</b> <b>Consolidated</b> <b>Plaintiff Edward</b> <b>Homes, Inc.'s Joinder</b> <b>to Referral Motion to</b> <b>Ratify Sale of Five</b> <b>Parcels: APN: 177-17-</b> <b>101-012; 177-17-701-</b> <b>013; 176-13-501-036;</b> <b>176-13-501-030; and</b> <b>177-17-701-011</b>
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**HEARD BY:** Yamashita, Wesley**COURTROOM:** Courtroom 09**COURT CLERK:****RECORDER:****REPORTER:****PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	LeVeque, Alex G.	Attorney
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

PRINT DATE: 11/02/2021

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Minutes Date: September 06, 2017



- ALL PENDING: Notice of Hearing on Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-701-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011 ... Consolidated Plaintiff Edward Homes, Inc.'s Joinder to Referral Motion to Ratify Sale of Five Parcels: APN: 177-17-101-012; 177-17-701-013; 176-13-501-036; 176-13-501-030; and 177-17-701-011

Mr. Evensen stated this is unopposed and he has not seen Mr. Lam, who has advised he is now in proper person.

COMMISSIONER RECOMMENDED that the unopposed Petition to Sell these five (5) parcels will be on the ratified sale and is GRANTED IN FULL. Discussion held as to the procedure and COMMISSIONER ADVISED a Report and Recommendation is to be submitted, as it goes back before the Judge in the primary case.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 18, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**June 18, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Vanessa Medina

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars K.      Attorney  
LeVeque, Alex G.      Attorney

**JOURNAL ENTRIES**

- PLAINTIFF'S OBJECTION TO THE PROBATE COMMISSIONER'S REPORT AND RECOMMENDATION REGARDING: CHARLES LAM'S MOTION FOR REMOVAL OF KERR AND KAUFMAN AS TRUSTEE AND MANAGER...P. STERLING KERR, AS TRUSTEE'S MOTION TO AMEND, INTERVENE, AND FOR MANDATORY INJUNCTION ORDER SHORTENING TIME REQUESTED.

Matthew Pawlowski, Esq., present. Michael Mushkin, Esq., also present.

Court noted there was no written opposition to the Motion to Amend, Plaintiff was not present for argument, furthermore, COURT ORDERED, Motion to Amend GRANTED. Order SIGNED IN OPEN COURT. COURT noted Plaintiff's Objection was deemed as submitted, and FURTHER ORDERED Plaintiff's Objection DENIED. Counsel stated an order would be submitted today.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

July 20, 2018

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**July 20, 2018      9:00 AM      Motion for Appointment of  
Receiver**

**HEARD BY:** Denton, Mark R.**COURTROOM:** RJC Courtroom 03D**COURT CLERK:** Madalyn Kearney**RECORDER:** Jennifer Gerold**REPORTER:****PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Kerr, P. Sterling	Defendant
		Trustee
	LeVeque, Alex G.	Attorney

**JOURNAL ENTRIES**

- Upon Court's inquiry, Mr. Evenson advised he served Plaintiff by both email addresses he found on file, as well as service by US mail. Arguments by Mr. Evenson in support of his Motion. Mr. Evenson requested a civil contempt sanction against Mr. Lam. Court noted it is not inclined to set sanctions until parties see what happens with the Order to Show Cause. Court advised it will be a written Order to Show Cause. COURT ORDERED, Motion to Appoint Receiver GRANTED, Motion for Preliminary Injunction GRANTED, and Motion for Order to Show Cause GRANTED. COURT FURTHER ORDERED, Bond SET at \$500.00. Court noted Mr. Lam is to file a written response to Order to Show Cause by July 30, 2018. Colloquy regarding Order Granting Motion to Appoint a Receiver Over Nhu Tran Foundation, Inc. and Motion for Order to Show Cause why Charles Lam Should not be Held in Contempt of Court. Order Granting Motion to Appoint a Receiver Over Nhu Tran Foundation, Inc. and Motion for Order to Show Cause Why Charles Lam Should Not be Held in Contempt of Court SIGNED IN OPEN COURT. Mr. Evenson advised he will file a motion setting a Show Cause Hearing and requested a date be given. COURT ORDERED, Show Cause Hearing (non evidentiary) SET.

8/23/18 9:00 AM SHOW CAUSE HEARING (NON EVIDENTIARY)

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 23, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**August 23, 2018      9:00 AM      Show Cause Hearing**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Lam, Charles	Third Party Defendant
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- Court noted the matter is on calendar for a Show Cause Hearing, non evidentiary. Mr. Evensen stated he is trying to compel compliance without sanctions. Argument by Mr. Evensen regarding Mr. Lam's non compliance with the Court's Order and Mr. Lam's inability to sign over the properties. Mr. Evensen suggested an order that states Mr. Lam is to sign over the properties and when they are confirmed to sale Mr. Lam will be reimbursed. Argument by Mr. Lam regarding the reason he has not signed over the properties and his request for reimbursement for payment of property taxes. Court inquired if Mr. Lam would have an objection to an order stating he has to sign the documents subject to appropriate reimbursement. Mr. Lam confirmed he did not have an objection to that, adding he would have done that already if there was a condition he would be reimbursed. Court directed Mr. Evensen to submit a proposed order that shows the documents will be executed subject to reimbursement and to provide a procedure in which Mr. Lam would be entitled to reimbursement. Colloquy regarding receivership. Court noted it is not a matter before the Court today and directed Mr. Lam to file a Motion if he wishes the Court hear the matter.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 24, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**September 24, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Sandra Pruchnic

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Third Party Defendant
	LeVeque, Alex G.	Attorney
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- MOTION TO RE-AFFIRM ORDER AFFIRMING COMMISSIONER'S REPORT AND RECOMMENDATION AND MOTION TO EXPUNGE OR STRIKE OPPOSITION ON OST...PLAINTIFF'S MOTION FOR RECONSIDERATION OF THE PROBATE COMMISSIONER'S REPORT AND RECOMMENDATION REGARDING: MOTION TO SELL REAL PROPERTY APN: 161-28-401-009; CHARLES LAM AT PAR VALUE REFERRED TO THE PROBATE COMMISSIONER BY DEPARTMENT XIII EDCR 4.03(B)...MOTION FOR AN ORDER EXTENDING DEADLINE FOR FILING RECEIVER'S REPORT ON ORDER SHORTENING TIME

Arguments by Mr. Lam and Mr. Earl regarding Plaintiff's Motion for Reconsideration of the Probate Commissioner's Report and Recommendation Regarding: Motion to Sell Real Property APN: 161-28-401-009; Charles Lam at Par Value Referred to the Probate Commissioner by Department XIII EDCR 4.03(b). Arguments by Mr. Keifer, Mr. Lam and Mr. Earl regarding Motion to Re-Affirm Order Affirming Commissioner's Report and Recommendation and Motion to Expunge or Strike Opposition on OST. All things considered, COURT ORDERED, both Motions taken UNDER

ADVISEMENT. Court then addressed the Motion for An Order Extending Deadline for Filing Receiver's Report on Order Shortening Time. Court inquired if Mr. Lam had an objection to the Motion. Mr. Lam argued he objects to the receiver hiring or engaging services of counsel. COURT ORDERED, Motion for An Order Extending Deadline for Filing Receiver's Report on Order Shortening Time GRANTED and extended the deadline by 30 days. Colloquy regarding communication issues with Mr. Lam. Mr. Earl advised the email address Mr. Lam has listed for e-service is incorrect and the correct email is cllam008@gmail.com. Mr. Earl added it needs to be corrected in the e-service system. Mr. Lam advised the contact information provided on all of his pleadings is correct.

CLERK'S NOTE: Subsequent to court, the Courtroom Clerk noticed the correct email address as listed on Mr. Lam's pleadings is chlam008@gmail.com. /mk 9/26/18

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 25, 2018**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**September 25, 2018      8:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed Plaintiff s Motion for Reconsideration and Defendants Motions to Re-Affirm and to Expunge/Strike coming before the Court on September 24, 2018, including the Reply item to be filed by Plaintiff which he referenced during the hearing, and being now fully advised in the premises, the Court DENIES Plaintiff s Motion and GRANTS Defendants Motions.

Counsel for Defendants is directed to submit a proposed order or orders consistent with the foregoing and with Defendants briefing and argument.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/25/18



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 08, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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October 08, 2018	9:00 AM	All Pending Motions
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HEARD BY: Denton, Mark R.	COURTROOM: RJC Courtroom 03D
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COURT CLERK: Madalyn Kearney

RECORDER: Sandra Pruchnic

REPORTER:

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Colloquy regarding Mr. Lam's e-mail being incorrect in the e-service system. Court directed Mr. Lam to change his contact information with the Clerk's Office.

**MOTION FOR ORDER TO DEPOSIT FUNDS**

Arguments by Mr. Evensen and Mr. Lam. COURT ORDERED, matter UNDER ADVISEMENT as of close of business October 9, 2018 to give Mr. Lam the opportunity to file an opposition.

**MOTION FOR SUMMARY JUDGMENT AGAINST THE BIG TETON, LLC OR IN THE  
ALTERNATIVE AGAINST \$497,473.20**

Arguments by Mr. Evensen and Mr. Lam. COURT ORDERED, matter UNDER ADVISEMENT as of close of business October 9, 2018 to give Mr. Lam the opportunity to file an opposition.

**MOTION FOR RECONSIDERATION OF ORDER GRANTING MOTION TO APPOINT RECEIVER  
OVER NHL TRAN FOUNDATION, INC.**

Arguments by Mr. Lam, Mr. Evensen and Mr. Kiefer. COURT ORDERED, matter UNDER ADVISEMENT.

**MOTION FOR RECONSIDERATION OF THE PROBATE COMMISSIONER'S REPORT AND**

RECOMMENDATION REGARDING; MOTION TO RATIFY SALE OF FIVE PARCELS  
Arguments by Mr. Lam, Mr. Evensen and Mr. Kiefer. COURT ORDERED, matter UNDER  
ADVISEMENT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 10, 2018**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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October 10, 2018	3:30 PM	Minute Order
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HEARD BY: Denton, Mark R.	COURTROOM: Chambers
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COURT CLERK: Natalie Ortega

RECORDER:

REPORTER:

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed and considered the items taken under advisement after the hearing of October 8, 2018, to include, without limitation, Plaintiff s filing of October 8, 2018 made after the hearing, and the Declarations of Yen Regan and Mary V. Kauffman and copies of three cashier s checks dated January 30, 2017 submitted to Chambers by Plaintiff (the same to be marked as Court Exhibits and made part of the record herein), and being now fully advised in the premises, the Court makes the following rulings:

Re: Defendants Motion seeking a deposit order, the Court GRANTS the same.

Re: Defendants alternative summary judgment Motion against Big Teton, LLC or against \$497,473.20, the Court GRANTS the alternative as against the funds, based on the understanding that such ruling will result in no further proceedings against Big Teton, LLC, which will be entitled to a dismissal of Defendants claim(s) against it herein, the parties to bear their own attorneys fees and costs.

Re: Plaintiff s Motion for Reconsideration (Receiver), the Court DENIES the Motion, as it is not persuaded that it has overlooked or misapprehended anything or misapplied the law in determining that having a third party neutral is necessary given the issues involved between the parties and the need for protection of the Foundation, which will inure to the benefit of the parties in their professed

desire to protect it. The fact that Declarants Regan and Kauffman persuasively and strongly support the devotion and character strengths of Plaintiff Lam does not mean that a conflict involving a person having such strengths should not be the subject of a receivership over an entity or organization in controversy.

Re: Plaintiff's Motion for Reconsideration (Probate Commissioner's Report and Recommendation (parcel sales)), the Court treats the same as an objection which is also seeking reconsideration, and **OVERRULES** the same, as it is persuaded by Defendants' positions on the subject, and it will affirm the Report and Recommendation.

Counsel for Defendants is directed to submit proposed orders consistent with the foregoing and with briefing and argument supportive of the same.

**IT IS SO ORDERED.**

CLERK'S NOTE: This minute order was electronically served by Courtroom Clerk, Natalie Ortega, to all registered parties for Odyssey File & Serve. ndo/10/10/18

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**November 26, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**November 26, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jessica Kirkpatrick

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	LeVeque, Alex G.	Attorney
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- Paul Ray, Esq. present for Plaintiff/ Third Party Defendant Charles Lam.

Colloquy regarding the upcoming Motion set on December 20, 2018. Upon Court's inquiry, Mr. Ray advised he would need until this Friday to file reply briefs. COURT ORDERED, Notice of Appearance of Limited Scope and Motion for Extension of Time to File Reply Briefs (First Request) 12/20 set on December 20, 2018 ADVANCED to today and GRANTED.

MOTION FOR RECONSIDERATION OF ORDER TO DEPOSIT FUNDS PURSUANT TO NRCP 67 AND ORDER GRANTING RE: MOTION FOR SUMMARY JUDGMENT AGAINST THE BIG TETON LLC OR IN THE ALTERNATIVE AGAINST \$497,973.20

Court advised it would like to continue all of the items on calendar today to next Monday. Mr. Evenson stated he would prefer to argue the Motions today. Court noted it would like to hear argument after the reply. COURT ORDERED, matter CONTINUED.

MOTION FOR RECONSIDERATION OR IN THE ALTERNATIVE MOTION FOR -REHEARING OF THE COURT PROCEEDINGS OCCURRED ON 10-0818 REGARDING:ORDER GRANTING DEFENDANT'S MOTION TO DEPOSIT FUNDS PURSUANT TO NRCP 67; ORDER GRANTING DEFENDANT'S MOTION FOR SUMMARY JUDGMENT AGAINST THE BIG TETON LLC OR IN THE ALTERNATIVE AGAINST \$497,973.20 AND ORDER DENYING PLAINTIFF'S MOTION FOR RECONSIDERATION OF A PREVIOUS ORDER TO APPOINT RECEIVER OVER NHU TRAN FOUNDATION INC

Court advised it would like to continue all of the items on calendar today to next Monday. Mr. Evenson stated he would prefer to argue the Motions today. Court noted it would like to hear argument after the reply. COURT ORDERED, matter CONTINUED.

MOTION FOR REIMBURSEMENT OF NT REVOCABLE LIVING TRUST EXPENSES

Court advised it would like to continue all of the items on calendar today to next Monday. Mr. Evenson stated he would prefer to argue the Motions today. Court noted it would like to hear argument after the reply. COURT ORDERED, matter CONTINUED.

MOTION FOR RECONSIDERATION OF ORDER RE; NOTICE OF NON- COMPLIANCE OF ORDER RE; MOTION FOR ORDER TO SHOW CAUSE-CHARLES LAM

Court advised it would like to continue all of the items on calendar today to next Monday. Mr. Evenson stated he would prefer to argue the Motions today. Court noted it would like to hear argument after the reply. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 12/6/18 9:00 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 06, 2018**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**December 06, 2018      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**

Earl, Lance C.	Attorney
Evensen, Lars K.	Attorney
Kiefer, Daniel P.	Attorney
Lam, Charles	Plaintiff
	Trustee
LeVeque, Alex G.	Attorney
Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- Paul Ray, Esq. present for Plaintiff/ Third Party Plaintiff Charles Lam.

**EMERGENCY MOTION FOR AN ORDER INSTRUCTING THE RECEIVER REGARDING  
RELEVANT CASE DEADLINES**

Mr. Keifer advised of the Motion being set and wanted to address the matter first. Court advised the Motion did not make it to the calendar but it would hear the Motion today. Mr. Ray advised he is joining in the Motion as the right to pursue these claims should be preserved. Following arguments by Mr. Ray, Mr. Keifer and Mr. Evensen, COURT ORDERED, Motion GRANTED.

**MOTION FOR RECONSIDERATION OF ORDER RE; NOTICE OF NON-COMPLIANCE OF ORDER  
RE; MOTION FOR ORDER TO SHOW CAUSE-CHARLES LAM**

Following arguments by Mr. Ray, Mr. Keifer and Mr. Evensen, COURT ORDERED, Motion UNDER

ADVISEMENT.

MOTION FOR REIMBURSEMENT OF NT REVOCABLE LIVING TRUST EXPENSES

Following arguments by Mr. Ray, Mr. Keifer and Mr. Evensen, COURT ORDERED, Motion UNDER ADVISEMENT.

MOTION FOR RECONSIDERATION OR IN THE ALTERNATIVE MOTION FOR -REHEARING OF THE COURT PROCEEDINGS OCCURRED ON 10-0818 REGARDING: ORDER GRANTING DEFENDANT'S MOTION TO DEPOSIT FUNDS PURSUANT TO NRCP 67; ORDER GRANTING DEFENDANT'S MOTION FOR SUMMARY JUDGMENT AGAINST THE BIG TETON LLC OR IN THE ALTERNATIVE AGAINST \$497,973.20 AND ORDER DENYING PLAINTIFF'S MOTION FOR RECONSIDERATION OF A PREVIOUS ORDER TO APPOINT RECEIVER OVER NHU TRAN FOUNDATION INC

Following arguments by Mr. Ray, Mr. Keifer and Mr. Evensen, COURT ORDERED, Motion DENIED.

MOTION FOR RECONSIDERATION OF ORDER TO DEPOSIT FUNDS PURSUANT TO NRCP 67 AND ORDER GRANTING RE: MOTION FOR SUMMARY JUDGMENT AGAINST THE BIG TETON LLC OR IN THE ALTERNATIVE AGAINST \$497,973.20

Following arguments by Mr. Ray, Mr. Keifer and Mr. Evensen, COURT ORDERED, Motion UNDER ADVISEMENT.

COURT FURTHER ORDERED, matter SET for Supplemental Rule 16 Conference in order to discuss new dates due to the granting of the Emergency Motion. Court advised the Rule 16 Conference is for counsel only. Mr. Evensen added today is the dispositive motion deadline and inquired if the due date can be suspended; COURT SO ORDERED.

12/17/18 3:30 PM SUPPLEMENTAL RULE 16 CONFERENCE



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 12, 2018**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

---

**December 12, 2018      4:30 PM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed the Motions coming before the Court on December 6, 2018 and having denied Plaintiff s Motion for Reconsideration of appointment of the Receiver, and having then taken under advisement Plaintiff s other Motions for further consideration, and being now fully advised in the premises, the Court makes the following rulings:

Motion for Reimbursement of NT Revocable Living Trust Expenses: GRANTED IN PART regarding reimbursement for funeral expenses/services provided by Desert Memorial in the sum of \$3,816.16, but DENIED IN PART without prejudice to renewal as to all other aspects per Defendants NRCP 56(f) showings regarding the need for reasonable discovery.

Motion for Reconsideration/Rehearing re the Motion to Deposit Funds, the Order re Big Teton LLC/\$497,973.20: DENIED.

Motion for Reconsideration re non-compliance with Order re Motion for Order to Show Cause: DENIED without prejudice to the Receiver s investigation regarding the status of the Nhu Tran Foundation and the institution and pursuit of any claims that the Receiver determines and recommends that it may have.

Trial scheduling, further discovery, and scheduling of a Business Court settlement conference will be discussed during the upcoming supplemental Rule 16 conference.

Counsel for the Kerr/Legacy Trust/Tran Enterprises Defendants are directed to submit a proposed orders consistent with the foregoing and with briefing and argument supportive of the same after passing the same by opposing counsel for signification of approval/disapproval. Instead of seeking to clarify or litigate meaning or any disapproval through correspondence directed to the Court or to counsel with copies to the Court, any such clarification or disapproval should be the subject of appropriate motion practice.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 12/12/18



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 17, 2018**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**December 17, 2018      3:30 PM      Mandatory Rule 16  
Conference**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** No Location

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Pawlowski, Matthew P.	Attorney
	Ray, Paul C.	Attorney

**JOURNAL ENTRIES**

- Matthew Park, Esq. present on behalf of Receiver.

Court noted a Receiver has been appointed for the Foundation, the Receiver now has its own counsel and counsel for the other Defendants do not represent the Foundation. Colloquy regarding the procedural history of the case and what claims remain. Mr. Park requested three months to conduct discovery and investigate any claims that can be made. Court advised it will issue an order of reference to the Probate Commissioner regarding the revocable trust reimbursement issues. COURT ORDERED, the Receiver will have 90 days to conduct discovery and look into the matter further to see if there are any claims to be made. After 90 days, the Receiver will provide the Court with a report that outlines any claims. COURT FURTHER ORDERED, matter SET for Status Check in 100 days regarding the Receiver's report. COURT ORDERED, trial VACATED and to be RESET following the outcome of the Receiver's report and the Report and Recommendation prepared by the Probate Commissioner. Court added except for the discovery conducted by the Receiver, there is to be no additional discovery. Mr. Earl to prepare the order.

4/1/19 9:00 AM STATUS CHECK: RECEIVER'S REPORT

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 10, 2019**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**January 10, 2019      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Third Party Defendant
	LeVeque, Alex G.	Attorney
	Ray, Paul C.	Attorney

**JOURNAL ENTRIES**

- MOTION TO WITHDRAW AS COUNSEL...MOTION FOR RECONSIDERATION OF REQUEST AND ORDER OF DISMISSAL WITH PREJUDICE OF THIRD-PARTY DEFENDANT, THE BIG TETON, LLC OR ALTERNATIVELY OPPOSITION TO THIRD-PARTY PLAINTIFF PRESTON STERLING KERR'S REQUEST AND ORDER OF DISMISSAL WITH PREJUDICE OF THIRD-PARTY DEFENDANT, THE BIG TETON, LLC...OPPOSITION TO MOTION FOR RECONSIDERATION AND ORDER OF DISMISSAL WITH PREJUDICE OF THIRD-PARTY DEFENDANT, THE BIG TETON, LLC OR ALTERNATIVELY OPPOSITION TO THIRD-PARTY PLAINTIFF KERR'S REQUEST AND ORDER DISMISSAL WITH PREJUDICE OF THIRD PARTY DEFENDANT, THE BIG TETON, LLC AND COUNTER-MOTION FOR CONTEMPT BY CHARLES LAM AND SANCTIONS AND MOTION FOR SANCTIONS EDCR 7.60

With regards to the Motion to Withdraw as Counsel, Mr. Evensen advised he has no opposition; however, he has an order drafted regarding the Rule 16 Conference in which Mr. Ray was present

and he would like Mr. Ray to review the order before withdrawing. Mr. Lam advised he would like his former counsel to review the order. Colloquy regarding the pending order from the Rule 16 Conference. COURT ORDERED, Motion to Withdraw as Counsel GRANTED. Court noted it will hold the Motion to Withdraw order in abeyance until it receives the order regarding the Rule 16 Conference. Following arguments by Mr. Lam and Mr. Evensen, COURT FURTHER ORDERED, Motion for Reconsideration and Countermotion for Contempt by Charles Lam and Sanctions UNDER ADVISEMENT. Court noted it received an order from Mr. Lam titled Order for Return on Monies on Deposit. Colloquy regarding the submitted order. Court advised Mr. Lam is entitled to the money; however a new order needs to be prepared. Further colloquy regarding the preparation of the order. Mr. Earl advised he will prepare the new order. COURT ORDERED, Order for Return on Monies on Deposit MARKED as Court's Exhibit 1 (see worksheets).







**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 31, 2019**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**January 31, 2019      9:00 AM      Motion for Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Ansara, Robert	Receiver
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Third Party Defendant

**JOURNAL ENTRIES**

- Argument by Mr. Keifer in support of the Motion. Court noted it seems counsel is requesting to comply with the law. Mr. Keifer concurred. Mr. Lam argued the Receiver could have come to the Board of Directors in order to get the approval for the amendment instead of filing a motion. Upon Court's inquiry, Mr. Lam confirmed he did not oppose the Motion. Court noted what is being sought only permits compliance with the law, and as such, COURT ORDERED, Emergency Motion for an Order Allowing Court-Appointed Receiver to Amend Nhu Tran Foundation Inc's Articles of Incorporation GRANTED WITHOUT PREJUDICE to contentions made in other matters that are not before the Court today. Colloquy regarding the order submitted to the clerk for disbursement of monies to Mr. Lam. Mr. Keifer advised he prepared an order regarding the instant Motion and submitted it to the Court for signature. Order Granting Emergency Motion for an Order Allowing Court-Appointed Receiver to Amend Nhu Tran Foundation Inc's Articles of Incorporation SIGNED IN OPEN COURT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

April 01, 2019

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**April 01, 2019      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars   K.      Attorney  
Kiefer, Daniel P.      Attorney  
Pawlowski, Matthew   P.      Attorney

**JOURNAL ENTRIES**

- Mr. Kiefer advised there is no more discovery left to do and a settlement has been reached with Esquire Realty, Taylor Simpson, Mr. Kerr, Mr. Kerr's law firm, Tran Enterprises and the trust; the only remaining litigant being Mr. Lam. Mr. Kiefer added the upcoming Motion for Summary Judgment will dictate what goes in the final report and requested the report be due one week after the Motion for Summary Judgment. Court advised the report will be due April 15th. Mr. Evensen added with regards to probate there is a \$31, 000.00 issue regarding reimbursement that still needs to have discovery done and trial set in probate, judgment needs to be provided to the Court regarding Mr. Lam's vexatious litigant sanctions and there is nothing setting this for trial in this court. Mr. Evensen requested a Status Check be set in 30 days regarding setting trial if necessary. COURT ORDERED, matter SET for Status Check regarding trial setting.

4/29/19 9:00 AM STATUS CHECK: TRIAL SETTING

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 08, 2019**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**April 08, 2019      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars K.      Attorney  
Kiefer, Daniel P.      Attorney  
Lam, Charles      Third Party Defendant  
Pawlowski, Matthew P.      Attorney

**JOURNAL ENTRIES**

- PETITION FOR REVIEW OF THE SUCCESSOR TRUSTEES' FAILURE TO PROVIDE AN ACCOUNTING, TO COMPEL AN ACCOUNTING FROM THE SUCCESSOR TRUSTEES, AND TO HOLD THE SUCCESSOR TRUSTEES PERSONALLY LIABLE FOR THE COST OF PROCURING ACCOUNTING AND DENIAL OF SUCCESSOR TRUSTEES' COMPENSATION FOR PERIOD OF DELAY...MOTION FOR SUMMARY JUDGMENT AGAINST CHARLES LAM

Michael Singer, Esq. present on behalf of Charles Lam.

Court noted it seems the Petition that is set on calendar is on in error. Mr. Evensen confirmed it is in error. Following arguments by Mr. Evensen and Mr. Singer regarding the Motion for Summary Judgment, COURT ORDERED, Motion for Summary Judgment Against Charles Lam UNDER ADVISEMENT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

April 29, 2019

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**April 29, 2019      9:00 AM      Status Check: Trial Setting**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Kaufman, Mary	Trustee
	Lam, Charles	Third Party Defendant
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- Matthew Park, Esq. present for Receiver. John Hunt, Esq. present for Nhu Tran Foundation, Inc. Board Members Mary Kaufmann, Yen Thi Regan and Charles Lam. Yen Thi Regan, Board Member of Nhu Tran Foundation, Inc., also present.

Colloquy regarding the Receiver's final report. Court noted the matter is on for Status Check regarding trial setting and that is what the Court is prepared to address. Mr. Evensen advised if he prevails on the Motion for Summary Judgment it will dispose of all of the causes of action alleged and there will be no need to go to trial. Mr. Evensen then requested the Court extend the additional briefing deadline as set out in the Interim Order to May 10th. Upon Court's inquiry, Mr. Evensen confirmed the extended deadline would be for both sides. Mr. Evensen further requested the Court address trial setting after an order is entered to determine if there is anything left to try. Argument by Mr. Hunt regarding issues with the Receiver. Mr. Park requested the Court set an additional hearing regarding the Receiver's report. COURT ORDERED, matter SET for Status Check regarding trial setting and the Receiver's report. COURT FURTHER ORDERED, due date for briefing is May 10, 2019. Mr. Evensen noted parties will need the Court's indication on its view regarding summary

judgment so they will know if trial is even needed.

5/16/19 9:00 AM STATUS CHECK: TRIAL SETTING/ RECEIVER S REPORT

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

May 16, 2019

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**May 16, 2019      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.**COURTROOM:** RJC Courtroom 03D**COURT CLERK:** Madalyn Kearney**RECORDER:** Jennifer Gerold**REPORTER:****PARTIES**

<b>PRESENT:</b>	Earl, Lance C.	Attorney
	Evensen, Lars K.	Attorney
	Hunt, John A	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- Michael Singer, Esq. present for Charles Lam individually.

Court noted it will address the Receiver's Report first. Argument by Mr. Kiefer and Mr. Hunt regarding the Receiver's Report and the Receiver's request to declare his investigative duty fulfilled. As to trial setting, Mr. Evensen advised the issues left to try are the subject of the Motion for Summary Judgment and inquired if Mr. Lam will have trial counsel or will be Pro Per. Mr. Singer advised his purpose is to defend against the Motion for Summary Judgment and has not been retained as trial counsel. COURT ORDERED, Receiver's Report APPROVED WITHOUT PREJUDICE to any contentions that relate to follow up on what is to be happening regarding the report. Mr. Kiefer to prepare the order regarding the Receiver's Report.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

May 30, 2019

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**May 30, 2019      9:00 AM      Motion for Clarification**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars K.      Attorney  
Kiefer, Daniel P.      Attorney

**JOURNAL ENTRIES**

- Court noted Mr. Lam is not present. Court advised the briefing did not make it clear that it was referring to the other pleading filed in February. Upon Court's inquiry, Mr. Evensen advised he only focused on the July 5th issues because he thought the Court understood the February issues were already done. Mr. Evensen added when the decision came out saying it did not see indemnity it is because it was in the prior pleading. Colloquy regarding who represents Tran Enterprises. Court noted it was looking at the July 5th pleading when it was looking at the Motion before it. Mr. Evensen clarified February is in regards to Edward Homes and July is in regards to Big Teton. Mr. Evensen advised of the procedural history of the case and consolidated cases. Based upon that clarification, COURT ORDERED, Motion for Clarification re May 20, 2019 Decision GRANTED. Upon Court's inquiry, Mr. Evensen confirmed Mr. Lam was served with the Motion. Court noted the decision will be deemed clarified to the extent discussed. Mr. Evensen to submit an order to the clarification. Further colloquy regarding clarification on whether or not punitive damages should be awarded and, if so, the amount.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 28, 2019**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 28, 2019</b>	<b>10:15 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING received a proposed Order Granting Summary Judgment in Part and Denying in Part as to Charles Lam, and noting that the same has attached to it voluminous items that are described on page 14 thereof as Court s Exhibits 1,2,3, [and]4[,] and the Court having generally avoided the practice of attaching lengthy [or any] exhibits to its orders except where such is absolutely necessary, and the Court being of the understanding that such items reflect what was previously submitted to the Court in support of the Motion, the Court has thus detached such items from the proposed order and made hand-written changes to some of the language on page 14 thereof relative thereto which directs the Clerk to mark such items as the next Court Exhibits in order and to retain the same in the record as such.

IT IS SO ORDERED.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 08, 2019**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**August 08, 2019      9:00 AM      Motion to Withdraw as  
Counsel**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Evensen, Lars   K.      Attorney  
                 Pawlowski, Matthew   P.      Attorney

**JOURNAL ENTRIES**

- Michael Singer, Esq. present for Plaintiff Charles Lam. Joseph Powell, Esq. present for Receiver.

COURT ORDERED, Motion to Withdraw as Counsel for Charles Lam GRANTED. Mr. Evensen advised there is still an issue regarding clarity of service on Mr. Lam, he has a PO box, and he still has not fixed his email for electronic service. Mr. Evensen requested Mr. Lam be compelled to provide his residential address and correct his email. Court noted the rule provides Mr. Lam can be served by way of mail via his PO box. Court cited rule 5(b)(2). Mr. Evensen advised he has mailed to the PO box in the past and it has been returned as undeliverable. Court noted the record will reflect Mr. Lam should be wise to provide Mr. Evensen with his residential address and correct his email. Mr. Evensen added it is not clear if Mr. Callister has formally withdrawn. Court advised Mr. Lam is now in Proper Person and Mr. Callister substituted out previously. Court added it will look at the process of unbundled representation going forward. Mr. Evensen further advised they do not have a scheduling order for trial and requested to set a hearing regarding it. COURT ORDERED, matter SET for Status Check regarding scheduling. Mr. Pawlowski advised he has submitted a stipulation and order for dismissal for the consolidated case. Court so noted. Order Granting Motion to Withdraw SIGNED IN OPEN COURT.

8/22/19 9:00 AM STATUS CHECK: SCHEDULING

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

August 22, 2019

A-17-760853-B      Charles Lam, Plaintiff(s)  
                                  vs.  
                                  P. Sterling Kerr, Defendant(s)

**August 22, 2019      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Evensen, Lars K.	Attorney
	Hunt, John A	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Plaintiff
		Trustee

**JOURNAL ENTRIES**

- Mr. Evensen advised they need a new scheduling order for trial, Mr. Lam has suggested a January trial date, and it will either be him or Mr. Kiefer who will be trying the case. Mr. Lam advised Mr. Singer will not be available for trial until December or January. Mr. Kiefer noted he does not have an issue with a trial date toward the end of December or early January; however, he does not want to schedule trial around counsel who is no longer in the case. Mr. Evensen added he is okay with a December or January trial date. Court noted the status has been reported and will proceed accordingly.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**November 14, 2019**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**November 14, 2019      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Ansara, Robert	Receiver
	Callister, Matthew Q	Attorney
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney

**JOURNAL ENTRIES**

- RECEIVER'S MOTION TO APPROVE SETTLEMENT AGREEMENT...JOINDER TO RECEIVER'S MOTION TO APPROVE SETTLEMENT AGREEMENT...PLAINTIFF'S MOTION TO INTERVENE AND TO STAY PROCEEDING AND OBJECTION TO RECEIVER'S MOTION TO APPROVE SETTLEMENT AGREEMENT

Following arguments by Mr. Kiefer, Mr. Evensen, and Mr. Callister, COURT ORDERED, Receiver's Motion to Approve Settlement Agreement, Joinder, and Plaintiff's Motion to Intervene and to Stay Proceedings and Objection to Receiver's Motion to Approve Settlement Agreement UNDER ADVISEMENT. The item submitted in camera with the letter and attachments MARKED as a Court's Exhibit UNDER SEAL. Mr. Callister requested to review the in camera documents. Mr. Kiefer advised he cannot agree in open court to breach the agreement. Mr. Evensen provided Mr. Callister Exhibit 2 to his Motion which details the investigation and the conclusions set forth. As to the settlement agreement, Mr. Evensen advised if the Court finds there to be a material term not disclosed, he would request a closed session, the Court can highlight that material term, and they can discuss what to do at that time. Further, Mr. Evensen saw no purpose in allowing Mr. Callister to

look at it. Court noted if it thinks there should be an in camera review allowed by Mr. Callister then it will make that determination. Mr. Evensen noted for trial there is a pending jury demand and suggested talking about getting jury instructions done ahead of time. Court advised it will discuss that at the Pre-Trial Conference.

CLERK'S NOTE: The Decision entered on November 14, 2019 which granted the Receiver's Motion to Approve Settlement Agreement also grants the Joinder to Receiver's Motion to Approve Settlement.  
/mk 12/18/19

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 19, 2019**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**December 19, 2019      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Lisa Lizotte

**REPORTER:**

**PARTIES**

**PRESENT:**      Kiefer, Daniel P.      Attorney  
Lam, Charles      Plaintiff  
Trustee

**JOURNAL ENTRIES**

- Mr. Lam advised he has been unable to get in contact with Mr. Callister for over a week. Court noted Mr. Lam cannot represent the Foundation. Mr. Kiefer concurred and advised there has been no opposition to the Application. Mr. Lam further advised he requested Mr. Callister file an opposition to the Application and he has not heard from him. Upon Court's inquiry, Mr. Lam confirmed he has tried to go to Mr. Callister's office to speak with him and was told he was busy. COURT ORDERED, Receiver's Application for Approval of Receivership Expenses on Order Shortening Time GRANTED WITHOUT PREJUDICE to seeking reconsideration. Order Granting Receiver's Application for Approval of Receivership Expenses on Order Shortening Time SIGNED IN OPEN COURT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 13, 2020**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**January 13, 2020      2:10 PM      Pre Trial Conference**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** No Location

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Bisson, Mitchell	Attorney
	Callister, Matthew Q	Attorney
	Earl, Lance C.	Attorney
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney

**JOURNAL ENTRIES**

- Mr. Evensen advised there was confusion as to who was supposed to draft the order on the Court's December 9th Decision. Mr. Callister moved for a continuance of trial. Mr. Evensen advised he needs something in the record saying Mr. Kiefer is in charge and will pursue the choses of action. Mr. Kiefer advised he does not think it is in the Foundation's best interest to proceed forward with trial. Mr. Evensen advised they can have the order prepared and requested to continue the Pre Trial Conference to next week. COURT ORDERED, matter CONTINUED. Court directed counsel to get the order in by Thursday.

CONTINUED TO: 1/21/20 1:30 PM



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 21, 2020**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**January 21, 2020      1:30 PM      Pre Trial Conference**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Beller, Neil J.	Attorney
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney

**JOURNAL ENTRIES**

- Court met with counsel in Chambers for the Pre Trial Conference. Mr. Kiefer and Mr. Evensen advised they will submit the pending orders once they have been sent to opposing counsel for review. Mr. Kiefer advised he has discussed with Mr. Beller a 60 day continuance for trial. Mr. Beller concurred and requested discovery be open as well. Mr. Kiefer requested Mr. Beller make that request in a Motion so he can have a chance to respond. COURT ORDERED, trial VACATED and RESET to the April stack. Mr. Kiefer added they may need to brief the issue of the trial being a Bench Trial or Jury Trial. Court so noted. Court advised it will issue a new trial order and will await motion practice regarding trial being Jury or Non-Jury.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

January 23, 2020

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**January 23, 2020      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Callister, Matthew Q	Attorney
	Earl, Lance C.	Attorney
	Evensen, Lars K.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	LeVeque, Alex G.	Attorney

**JOURNAL ENTRIES**

- PROPOSED INTERVENOR'S MOTION FOR RECONSIDERATION...RECEIVER'S JOINDER TO OPPOSITION TO MOTION FOR RECONSIDERATION

Following arguments by Mr. Callister, Mr. Kiefer, and Mr. Evensen, COURT ORDERED, Proposed Intervenor's Motion for Reconsideration DENIED. Court noted it does not fault the proposed intervenor for coming in prior to entry of the order based on the Court's Decision of December 9, 2019. COURT FURTHER ORDERED, 10 day stay GRANTED effective Monday January 27, 2020; if counsel want to seek writ relief they can do so. Court added the Probate hearing set tomorrow will go forward. Mr. Leveque advised there are additional sales that have been approved by the Receiver that he was going to petition to the Probate Court. Court advised it is staying all further petitions for 10 days. Findings of Fact and Conclusions of Law and Order Granting Receiver's Motion to Approve Settlement Agreement LODGED WITH THE COURT. Order Denying Motion to Intervene LODGED

WITH THE COURT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 24, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**January 24, 2020      9:30 AM      Petition**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** RJC Courtroom 12A

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
Lam, Charles      Third Party Defendant  
LeVeque, Alex G.      Attorney

**JOURNAL ENTRIES**

- Defendant's Petition for Confirmation of Sale of Vacant Real Property Located in Clark County Nevada APN 179-27-605-003

CLERK'S NOTE: This Case, A760853 (Charles Lam vs P. Sterling Kerr) is the lead case in the consolidation with the following cases and per Order of the Courts, all minute orders are to be entered into this lead case.

P-17-093391-T (NT Legacy Trust);

P-17-093258-T (NT Revocable Living Trust; and

A-17-766466-C (Edward Homes Inc. vs. Tran Enterprises LLC

ALSO PRESENT: The Buyer's Broker, Eric Humes who stated he had authority to overbid on behalf of Current Buyers. Charles Lam stated he will also be overbidding on behalf of himself and a group of individuals.

When case called, Mr. Lamb stated he has an objection to the appraised value, it is an outdated

appraisal and should be sold at a higher price. COMMISSIONER ADVISED that pursuant to statute an appraisal is valid within one year of the sale date. Mr. Lam then stated he will also bid on the property.

COMMISSIONER ADVISED Mr. Lam that if his bid is successful it must close on the same terms and conditions as the original sale. If he fails to do so there are repercussions and it can come back against him and anybody else that has made that bid. The differences can be recouped and additional costs may be recouped from him also. Therefore, if his bid is successful he is to follow-through.

COMMISSIONER RECOMMENDED, Mr. Lam's Objection to the appraised value is Over-Ruled.

Commissioner noted the sale is for unimproved property, APN: 179-27-605-003 and called for bids. Bids were received from the floor and the highest overbid of \$106,000.00 from Charles Lam was ACCEPTED AND CONFIRMED. The parties left the courtroom.

MATTER RECALLED AT 10:08 A.M. WITH ALL PARTIES PRESENT AS BEFORE.

Mr. LeVeque stated that Mr. Lam had misunderstood there was only a five day closing period and has requested to withdraw his bid and to rescind the sale. Following discussion, Mr. Lam confirmed he is withdrawing his bid. COMMISSIONER RECOMMENDED WE RESTART THE BID, REITERATING that the closing will be in five days per the current conditions of sale.

Commissioner called for bids. Hearing none, SALE CONFIRMED TO CURRENT BUYERS at the sale price of \$96,000.00.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**February 27, 2020**

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A-17-760853-B	Charles Lam, Plaintiff(s) vs. P. Sterling Kerr, Defendant(s)
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**February 27, 2020      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Patti Slattery

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Beller, Neil J.	Attorney
	Evensen, Lars K.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Park, Matthew W.	Attorney
	Pawlowski, Matthew P.	Attorney

**JOURNAL ENTRIES**

- RECEIVER'S MOTION FOR VOLUNTARY DISMISSAL OF ACTION AND TO REDUCE THE June 2019 PARTIAL SUMMARY JUDGMENT TO A FINAL JUDGMENT ON ORDER SHORTENING TIME...PLAINTIFF'S MOTION TO RE-OPEN DISCOVERY AND TO OBTAIN SETTLEMENT AGREEMENT

Mr. Beller advised Mr. Lam continues to represent himself in the consolidated action. Mr. Evensen noted Mr. Lam does not have standing to appear in this case. Mr. Park argued he would like to dismiss all remaining claims. Upon Court's inquiry, Mr. Beller did not have an objection to dismissing the claims. Following arguments by Mr. Evensen, Mr. Beller, and Mr. Park, COURT ORDERED, Receiver's Motion for Voluntary Dismissal of Action and to Reduce the June 2019 Partial Summary Judgment to a Final Judgment on Order Shortening Time and Plaintiff's Motion to Re-Open Discovery and to Obtain Settlement Agreement UNDER ADVISEMENT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**February 28, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**February 28, 2020      9:30 AM      Petition**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** RJC Courtroom 14D

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES**

**PRESENT:**      Kiefer, Daniel P.      Attorney  
Lam, Charles      Plaintiff  
LeVeque, Alex G.      Trustee  
Attorney

**JOURNAL ENTRIES**

- Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada, APN 139-23-211-020

Attorney Taylor Simpson was also present, seated with Mr. LeVeque.

Charles Lam stated he has an Objection to the property sale. COMMISSIONER ADVISED he will not stop the sale from going forward at this time. Mr. LeVeque represented that Mr. Lam has no standing for the Trust or the Estate and requested the Court to sanction Mr. Lam for filing a frivolous objection. COMMISSIONER ADVISED Mr. Lam that he has no standing and should not be filing anything. COMMISSIONER RECOMMENDED, MR. LAM'S OBJECTION IS OVERRULED.

AS TO THE PROPERTY SALE: Overbidder Brian Horner was present on behalf of London Bri, LLC. Charles Lam stated he will also be bidding on the property and upon COMMISSIONER'S INQUIRY he stated he is bidding for a group which includes himself and Malik Umer. COURT SO NOTED.

COMMISSIONER STATED the current Sales Price is \$35,000.00. Mr. LeVeque confirmed the appraisal has been waived because it is unimproved property and is not worth much. COMMISSIONER SO NOTED and announced the Upset Price will be \$36,649.99.

Commissioner called for bids. Bids were received from the floor and the highest overbid of \$41,000.00 from Charles Lam was ACCEPTED AND CONFIRMED.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 09, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**March 09, 2020      9:00 AM      Motion to Withdraw as  
Counsel**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Bisson, Mitchell      Attorney  
Lam, Charles      Plaintiff  
Trustee

**JOURNAL ENTRIES**

- Arguments by Mr. Lam and Mr. Bisson regarding the Motion. Court noted it seems Mr. Lam cannot have a continued relationship with his attorney. COURT ORDERED, Plaintiff's Motion to Withdraw as Attorney of Record GRANTED WITHOUT PREJUDICE to any contentions Mr. Lam may have regarding the firm. Court noted it does not see how it can continue given the breakdown of the relationship. Mr. Bisson to prepare the order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 16, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**March 16, 2020      2:35 PM      Pre Trial Conference**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- No appearance. Court advised it issued a decision on March 3, 2020 that refers to the fact that there are no further claims left in the case and as nobody has taken a counter position they must be of the same mindset as the Court. Court noted as there are no further claims, trial will not be necessary. COURT ORDERED, trial dates VACATED WITHOUT PREJUDICE to the Petitions for Confirmation of Sale on calendar and the final report of the Receiver.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 27, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**March 27, 2020      9:30 AM      All Pending Motions**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** RJC Courtroom 15D

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- PETITION FOR CONFIRMATION OF SALE OF VACANT REAL PROPERTY LOCATED IN CLARK COUNTY, NEVADA APN 179-27-605-004 ... PETITION FOR CONFIRMATION OF SALE OF VACANT REAL PROPERTY LOCATED IN CLARK COUNTY, NEVADA APN 179-27-605-005

As to the two properties, Commissioner called for bids and there were no overbidders.  
COMMISSIONER RECOMMENDED, SALES CONFIRMED.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 24, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**April 24, 2020      3:00 AM      Petition**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** Chambers

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-03-801-002

Commissioner called for bids. Hearing none, SALE CONFIRMED.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 24, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 24, 2020      3:00 AM      Petition**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** Chambers

**COURT CLERK:** Sharon Chun

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Petition for Confirmation of Sale of Vacant Real Property Located in Clark County, Nevada APN 126-10-501-015

Commissioner called for bids. Hearing none, SALE CONFIRMED.



indicated an intent to overbid only on APN #126-01-501-004. COMMISSIONER ALSO ADVISED that Mr. Lam has no standing to object to a sale, he can only make overbids.

Commissioner called for bids. Bids were received and the highest bid of Fifty-Two Thousand Dollars (\$52,000.00 ) from Charles Lam was ACCEPTED AND CONFIRMED. COMMISSIONER DIRECTED a new order to be prepared for the sale.

Mr. Malek raised the issue that Mr. Lam had previously used his name as the buyer of property before the Court. COMMISSIONER STATED that issue is not before the Court and that he could address that in writing.

Mr. Simpson requested that Charles Lam put on record who he is bidding for; the name of the actual buyer. Upon Commissioner's inquiry Mr. Lam responded he is buying for a third-party and Fred Sadri, who was present with Mr. Lam, confirmed that he is the buyer of this property.

There being nothing further before the Court; hearing concluded.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 09, 2020**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 09, 2020</b>	<b>11:00 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be following the rules favoring telephonic transmission equipment appearances as outlined in SCR Part IX-B (A): Rules Governing Appearance by Telephonic Transmission Equipment for Civil and Family Court Proceeding. For the convenience of parties, please refer to SCR 4(1): Appearance by Telephonic Equipment for guidance on proceeding with scheduled matters during this period. (Appearances for motions in limine will also be permitted by telephone.) Compliance with SCR 4(5) will not be required. Instead, the procedure stated below will be utilized.

Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus CoVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by Court-approved telephonic means only. Please review SCR 4 for matters that are exempted. As a result, your matter scheduled June 11, 2020 in this case will be held telephonically. You are hereby requested to send an email to: kearney@clarkcountycourts.us or a FAX to (702) 671-4428 with your case name and number, your name, and the telephone number (land line preferable) that you can be reached at. When your case is ready to be heard, the marshal or court staff will give you a call.

To make the record clearer, please state your name before speaking.



Please note, all witnesses appearing telephonically must have a court-approved notary and/or official present on their end to swear them in.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 6/9/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 17, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**September 17, 2020    7:45 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- DUE to the continuing coronavirus situation, the Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for September 21, 2020 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/17/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 22, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**September 22, 2020      9:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- DUE to the continuing coronavirus situation, the Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for September 24, 2020 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/22/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 24, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**September 24, 2020      7:15 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- DUE to the continuing coronavirus situation, the Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for September 28, 2020 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/24/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 28, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**September 28, 2020      8:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING reviewed and considered the parties filings pertaining to "Receiver's Motion to Strike Charles Lam's Motion to Remove or Replace Robert Ansara as Receiver ," deemed submitted and under advisement as of September 21, 2020 pursuant to the Minute Order of September 17, 2020, and pertaining to "Plaintiff's Motion to Remove or Replace Robert Ansara" deemed submitted and under advisement as of September 24, 2020 pursuant to the Minute Order of September 22, 2020, and being fully advised in the premises relative to both Motions, the Court makes the following rulings:

In that the procedural premise of the Receiver's Motion to Strike is NRCP 12(f), which applies to pleadings, not motions, and in that the Motion is directed a motion, not a pleading, such Motion and Joinder thereto are DENIED without prejudice to the Receiver's substantive contentions relative to Plaintiff's Motion.

Being persuaded that the Plaintiff's Motion is without merit, such Motion and Joinder thereto are DENIED.

Counsel for Defendants is directed to submit a proposed order consistent with the foregoing and with supportive briefing after providing the same to opposing counsel for signification of approval/disapproval. Instead of seeing to clarify or litigate meaning or any disapproval through

correspondence to the Court or to counsel with copies to the Court, any such disapproval should be the subject of appropriate motion practice.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/28/20



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 20, 2020**

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A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**October 20, 2020      8:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court finds that on October 15, 2020 a Notice of Withdrawal has been filed for the Motion for Order Shortening Time re: Motion to Withdraw as Attorney of Record filed October 8, 2020. IN THAT Plaintiffs counsel has withdrawn such Motion calendared for October 22, 2020 at 9:00 A.M., the same shall be removed from such calendar.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 10/20/20



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**November 05, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**November 05, 2020      1:45 PM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled November 9, 2020 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 944 156 346

URL: [bluejeans.com/ 944156346](https://bluejeans.com/944156346)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

You may also download the BlueJeans app and join the meeting by entering the meeting ID.

PLEASE NOTE the following protocol each participant will be required to follow:

You will be automatically muted upon entry to the meeting. Please remain muted while waiting for your matter to be called. If you are connecting by phone, you can mute/unmute yourself by pressing \*4.

Do NOT place the call on hold since some phones may play wait/hold music.

Please do NOT use speaker phone as it causes a loud echo/ringing noise.

Please state your name each time you speak so that the court recorder can capture a clear record.

Please be mindful of rustling papers, background noise, and coughing or loud breathing.

Please be mindful of where your camera is pointing.

We encourage you to visit the Bluejeans.com website to get familiar with the BlueJeans phone/videoconferencing system before your hearing.

If your hearing gets continued to a different date after you have already received this minute order please note a new minute order will issue with a different meeting ID since the ID number changes with each meeting/hearing.

Please be patient if you call in and we are in the middle of oral argument from a previous case. Your case should be called shortly. Again, please keep your phone or computer mic on MUTE until your case is called.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 11/5/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**November 09, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**November 09, 2020      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Beller, Neil J.	Attorney
	Kiefer, Daniel P.	Attorney
	Lam, Charles	Plaintiff
		Trustee

**JOURNAL ENTRIES**

- MOTION TO WITHDRAW AS COUNSEL FOR MARY KAUFFMAN AND YEN REGAN OR IN THE ALTERNATIVE NOTICE OF WITHDRAWAL PURSUANT TO SCR 46...RECEIVER'S MOTION TO APPROVE SALE OF RECEIVERSHIP PROPERTY ON ORDER SHORTENING TIME

Christopher Reade, Esq. present for Mary Kauffman and Yen Regan. All parties present via BlueJeans.

Upon Court's inquiry, Mr. Reade advised he spoke to his clients and they are not opposed to the withdrawal. Cause appearing and there being no opposition, COURT ORDERED, Motion to Withdraw as Counsel for Mary Kauffman and Yen Regan or in the Alternative Notice of Withdrawal Pursuant to SCR 46 GRANTED. Court noted the record does not reflect service of the Motion to Approve Sale. Mr. Keifer stated the Order Shortening Time was the notice and it was electronically served. Mr. Beller noted he has not seen the Motion and neither has Mr. Lam. Mr. Keifer advised neither of them have standing to object. Mr. Keifer added these are divided up lots with no utilities set up and the price is \$500.00 under the appraised value. Upon Court's inquiry as to the issue of

standing, Mr. Beller noted the order of the Court has been that they do not have standing. Court noted what has been proffered seems fair, and accordingly, COURT ORDERED, Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time GRANTED. Mr. Keifer to submit the order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 03, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**December 03, 2020      3:30 PM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled December 7, 2020 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 628 582 066

URL: [bluejeans.com/ 628582066](https://bluejeans.com/628582066)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

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Please be patient if you call in and we are in the middle of oral argument from a previous case. Your case should be called shortly. Again, please keep your phone or computer mic on MUTE until your case is called.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 12/3/20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 07, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**December 07, 2020      9:00 AM      Motion For Stay**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Beller, Neil J.      Attorney  
                 Kiefer, Daniel P.      Attorney

**JOURNAL ENTRIES**

- Counsel present via BlueJeans.

Following arguments by Mr. Beller and Mr. Keifer, COURT ORDERED, Motion to Stay Enforcement of Judgment Pending Result of Appeal on Order Shortening Time GRANTED IN PART to the extent it seeks a stay; bond SET at \$300,000.00. Court advised Mr. Lam has 10 days from today within which to post the bond. Mr. Beller to prepare the order. Court clarified if Mr. Lam does not post the bond within 10 days there will not be a stay.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 15, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**December 15, 2020      11:30 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled December 17, 2020 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 628 582 066

URL: [bluejeans.com/ 628582066](https://bluejeans.com/628582066)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

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**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**December 17, 2020**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**December 17, 2020      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Angelica Michaux

**REPORTER:**

**PARTIES**

**PRESENT:**      Kiefer, Daniel P.      Attorney  
                 Posin, Mitchell L      Attorney

**JOURNAL ENTRIES**

- Counsel present via BlueJeans.

Following arguments by Mr. Kiefer and Mr. Posin, COURT ORDERED, Receiver's Application for Approval of Receivership Expenses GRANTED. Mr. Kiefer to submit the order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 19, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**January 19, 2021      4:15 PM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled January 21, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 502 385 931

URL: [bluejeans.com/502385931](https://bluejeans.com/502385931)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 1/19/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**January 20, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**January 20, 2021      7:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court finds that on December 29, 2020 a Stipulation and Order was filed regarding Plaintiff Charles Lam s Motion to Accept 12/17/2020 Cashier s Check as Bond filed December 18, 2020. IN THAT the parties stipulated to Plaintiff Charles Lam posting the bond relating to such Motion calendared for January 21, 2021 at 9:00 A.M., the same shall be removed from such calendar.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 1/20/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 11, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**March 11, 2021      10:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled March 15, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 110 338 668

URL: [bluejeans.com/ 110338668](https://bluejeans.com/110338668)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 3/11/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**March 15, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**March 15, 2021      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- Mr. Park present via BlueJeans.

Court noted its understanding is a better offer has come in in the meantime. Mr. Park concurred.  
COURT ORDERED, Receiver's Motion to Approve Sale of Receivership Property on Order  
Shortening Time WITHDRAWN. Court noted it will await filing of another motion.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 13, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>April 13, 2021</b>	<b>1:45 PM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled April 15, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 15, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 15, 2021      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- RECEIVER'S MOTION TO APPROVE SALE OF RECEIVERSHIP PROPERTY ON ORDER  
SHORTENING TIME RECEIVER'S APPLICATION FOR APPROVAL OF RECEIVERSHIP  
EXPENSES

All parties present via BlueJeans.

Following arguments by Mr. Park and Mr. Lam, COURT ORDERED, Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time GRANTED. Court advised it will not address whether or not the quit claim deed is valid and the buyer will take whatever the Receiver has to sell. Colloquy regarding the personal injury tort claim against the estate. Upon Court's inquiry, Mr. Park was not sure if there was insurance on the property but advised the property is vacant. Court noted its main concern is the expenses related to that lawsuit. COURT ORDERED, Receiver's Application for Approval of Receivership Expenses CONTINUED. Mr. Park advised he will prepare a supplement as well.

CONTINUED TO: 4/22/21 9:00 AM



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 20, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 20, 2021      1:30 PM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled April 22, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 4/20/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 22, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 22, 2021      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Following arguments by Mr. Park and Mr. Lam, COURT ORDERED, Receiver's Application for Approval of Receivership Expenses UNDER ADVISEMENT.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 29, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 29, 2021      7:45 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed and considered the parties' filings and argument pertaining to the Receiver's Application for Approval or Receivership Expenses, heard and taken under advisement on April 22, 2021, and noting that the Defendant in the dog-bite case, A808210, is "Trans Enterprise, LLC," and not the Nhu Tran Foundation, which is the entity in receivership, the Court is needful of supplemental briefing by the Receiver's counsel to clarify that the expenses incurred in defending the dog-bite case are properly attributed to the receivership, and counsel shall thus have up to and including close of business, Wednesday, May 5, 2021 within which to provide such supplementation, after which the subject Application will be deemed submitted.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 4/29/21



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**April 29, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**April 29, 2021      10:15 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled May 3, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715

Meeting ID: 751 790 305

URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

May 03, 2021

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

May 03, 2021      9:00 AM      **Motion to Withdraw as  
Counsel**

HEARD BY: Denton, Mark R.

COURTROOM: RJC Courtroom 03D

COURT CLERK: Madalyn Kearney

RECORDER: Jennifer Gerold

REPORTER:

**PARTIES**

<b>PRESENT:</b>	Beller, Neil J.	Attorney
	Lam, Charles	Plaintiff
		Trustee
	Park, Matthew W.	Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Mr. Beller advised Mr. Lam served him with an Opposition this morning at 8:30 am. Mr. Lam noted he missed the time to file an Opposition and objects to the Motion to Withdraw. Argument by Mr. Beller regarding his withdrawal and who he represents. Court directed Mr. Lam to file the Opposition as soon as possible. COURT ORDERED, Motion to Withdraw as Attorney of Record UNDER ADVISEMENT as of May 7, 2021 and Mr. Beller's Reply DUE by close of business May 7, 2021. COURT FURTHER ORDERED, Ex Parte Motion for Order Shortening Time Re: Motion to Withdraw as Attorney of Record set for May 17, 2021 VACATED as a duplicate setting.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 06, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 06, 2021      11:30 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING received and reviewed the Receiver's supplemental filing pursuant to the Minute Order of April 29, 2021, and determining that the subject expense related to the dog-bite case is properly deemed to be a valid receivership expense, and also determining that the other expenses which are the subject of the Receiver's Application have been reasonable and appropriate, the Court GRANTS the Receiver's subject Application. Counsel for the Receiver is directed to submit a proposed order consistent herewith and with supportive briefing and argument.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 5/6/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 11, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 11, 2021      7:15 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING further reviewed and considered the filings and argument pertaining to the Motion to Withdraw as Attorney of Record filed by Neil J. Beller, Esq., taken under advisement as of May 7, 2021 pursuant to the hearing conducted on May 3, 2021, and being fully advised in the premises, and noting that the withdrawal sought is limited to the proceedings in this Court, and not to those pending in the Nevada Supreme Court, and being fully advised in the premises, the Court GRANTS the subject Motion as so limited. Withdrawing counsel is directed to submit a proposed order consistent herewith and with the rule provisions cited in supportive briefing.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 5/11/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 11, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 11, 2021      10:30 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled May 13, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

To connect by phone, dial the number provided and enter the meeting ID followed by #.

To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

You may also download the BlueJeans app and join the meeting by entering the meeting ID.

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Do NOT place the call on hold since some phones may play wait/hold music.

Please do NOT use speaker phone as it causes a loud echo/ringing noise.

Please state your name each time you speak so that the court recorder can capture a clear record.

Please be mindful of rustling papers, background noise, and coughing or loud breathing.

Please be mindful of where your camera is pointing.

We encourage you to visit the [Bluejeans.com](https://bluejeans.com) website to get familiar with the BlueJeans phone/videoconferencing system before your hearing.

If your hearing gets continued to a different date after you have already received this minute order please note a new minute order will issue with a different meeting ID since the ID number changes with each meeting/hearing.

Please be patient if you call in and we are in the middle of oral argument from a previous case. Your case should be called shortly. Again, please keep your phone or computer mic on MUTE until your case is called.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 5/11/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 13, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 13, 2021      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Argument by Mr. Park in support of the Motion. Mr. Lam advised he does not have an opposition to the Motion. Statement by Mr. Lam regarding brokering the sale. There being no opposition, COURT ORDERED, Receiver's Motion to Approve Sale of Receivership Property on Order Shortening Time GRANTED WITHOUT PREJUDICE to any contentions down the road. Mr. Park to prepare the order.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 20, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 20, 2021      2:45 PM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled May 24, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 5/20/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**May 21, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**May 21, 2021      3:00 AM      Petition for Approval**

**HEARD BY:** Yamashita, Wesley      **COURTROOM:** Chambers

**COURT CLERK:** Louisa Garcia

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- COMMISSIONER RECOMMENDED, matter REFERRED to Judge Denton pursuant to EDCR 4.08.

CLERK'S NOTE: Referral To District Court Judge was submitted to Lorraine, Tashiro Judicial Executive Assistant for scheduling of a hearing and notification to parties.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

NRS Chapters 78-89

COURT MINUTES

May 24, 2021

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

**May 24, 2021      9:00 AM      Motion**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Lam, Charles	Plaintiff
		Trustee
	Park, Matthew W.	Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Following arguments by Mr. Park and Mr. Lam, COURT ORDERED, Receiver's Verified Petition for Declaratory Relief Regarding the Foundation's Ownership of Real Property APN 139-23-211-020 GRANTED. Court noted the Probate Commissioner referred to it the petition for approval of accounting filed March 30th and the matter needs to be set for hearing. COURT FURTHER ORDERED, matter SET for Status Check regarding that Petition. Court advised at the time of the Status Check it will set a briefing schedule and discuss setting the hearing on the Petition. Court added there was a stipulation and order provided to it which stipulates Mr. Lam to be paid \$22,500.00 for being the procuring cause of a sale. Court advised it cannot process a stipulation in which an entity is appearing in proper person. Mr. Park made an oral motion to approve fees of \$22,500.00 to Mr. Lam in association with the properties. Mr. Lam had no objection. All things considered and there being no objection to the payment, COURT ORDERED, oral motion GRANTED. Mr. Park to prepare the order.

6/10/21 9:00 AM STATUS CHECK: PETITION TO APPROVE ACCOUNTING; APPROVE

TRUSTEE FEES; AND APPROVE ATTORNEYS FEES AND COSTS

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 03, 2021**

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A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 03, 2021</b>	<b>11:30 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled June 7, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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Please state your name each time you speak so that the court recorder can capture a clear record.

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We encourage you to visit the Bluejeans.com website to get familiar with the BlueJeans phone/videoconferencing system before your hearing.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 6/3/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 07, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**June 07, 2021      9:00 AM      All Pending Motions**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- RECEIVER'S RENEWED MOTION TO APPROVE SALE OF RECEIVERSHIP PROPERTY APN 139-23-211-020 ON OST...PLAINTIFF'S OPPOSITION TO RECEIVER'S RENEWED MOTION TO APPROVE SALE OF RECEIVERSHIP PROPERTY APN 139-23-211-020 ON ORDER SHORTENING TIME OR ALTERNATIVELY, PLAINTIFF'S COUNTER MOTION TO ACCEPT AND APPROVE PLAINTIFF'S PURCHASE OF THE SAME RECEIVERSHIP PROPERTY

All parties present via BlueJeans.

Following arguments by Mr. Park and Mr. Lam, COURT ORDERED, Receiver's Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020 on OST GRANTED and Plaintiff's Counter Motion to Accept and Approve Plaintiff's Purchase of the Same Receivership Property DENIED. Mr. Park to prepare the order.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 09, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 09, 2021</b>	<b>7:30 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled June 10, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 6/9/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 10, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**June 10, 2021      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
Trustee  
LeVeque, Alex G.      Attorney  
Park, Matthew W.      Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Mr. LeVeque advised they are working out a resolution of this with counsel for the Receiver and requested to continue the Status Check 2 weeks. Mr. Park concurred. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 6/24/21 9:00 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 22, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>June 22, 2021</b>	<b>8:30 AM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled June 24, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 751 790 305  
URL: [bluejeans.com/ 751790305](https://bluejeans.com/751790305)

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 6/22/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**June 24, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**June 24, 2021      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Angelica Michaux

**REPORTER:**

**PARTIES**

**PRESENT:**      Kiefer, Daniel P.      Attorney  
Lam, Charles      Plaintiff  
Trustee

**JOURNAL ENTRIES**

- Parties present via BlueJeans.

Mr. Kiefer advised they have reached a preliminary settlement; they are working on a settlement agreement and will provide a stipulation and order to the Court. As such, Mr. Kiefer requested a 3 week continuance. Mr. Lam advised he will be opposing the settlement between the Receiver and Defendant Kerr. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 7/15/21 9:00 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**July 13, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

---

<b>July 13, 2021</b>	<b>2:00 PM</b>	<b>Minute Order</b>
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**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled July 15, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 869 862 085  
Participant Passcode: 0049  
URL: <https://bluejeans.com/869862085/0049>

To connect by phone, dial the number provided and enter the meeting ID followed by #.

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CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 7/13/21



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**July 15, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
                                 vs.  
                                 P. Sterling Kerr, Defendant(s)

---

**July 15, 2021      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

**PRESENT:**      Lam, Charles      Plaintiff  
                                      Trustee  
                                 LeVeque, Alex G.      Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Mr. LeVeque advised they are still working on the settlement agreement and a stipulation and order will be submitted. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 8/16/21 9:00 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**July 27, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**July 27, 2021      1:15 PM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for August 2, 2021 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 7/27/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 02, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

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**August 02, 2021      7:30 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for August 5, 2021 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 8/2/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 05, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**August 05, 2021      4:30 PM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING reviewed and considered the parties' filings pertaining to Plaintiff's "Motion for Reconsideration of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020" and Plaintiff's "Motion for (sic) Stay Enforcement of Order Granting Receiver's Petition for Declaratory Relief and Renewed Motion to Approve Sale of Receivership Property APN 139-23-211-020," respectively deemed submitted and under advisement as of August 2, per Minute Order of July 27, 2021, and August 5, 2021, per Minute Order of August 2, 2021, and being fully advised in the premises, the Court determines that both Motions are without merit and they are both DENIED in their entirety. Regarding, the Receiver's countermotion for sanctions, the Court DENIES the same, with warning, however, to Plaintiff that the Receiver makes cogent points that sanctions in the form of attorneys' fees and costs are warranted for the making of motions that are clearly without merit, and that the Court will likely impose sanctions in the future when motions are determined to be subject to sanctions under EDCR 7.60(b)(1) and/or (2). Counsel for the Receiver is directed to submit a proposed order consistent herewith and with supportive briefing.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn

Kearney, to all registered parties for Odyssey File & Serve. /mk 8/5/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 12, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>August 12, 2021</b>	<b>1:00 PM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled August 16, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 869 862 085  
Participant Passcode: 0049  
URL: <https://bluejeans.com/869862085/0049>

To connect by phone, dial the number provided and enter the meeting ID followed by #.

To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

You may also download the BlueJeans app and join the meeting by entering the meeting ID.

PLEASE NOTE the following protocol each participant will be required to follow:

You will be automatically muted upon entry to the meeting. Please remain muted while waiting for your matter to be called. If you are connecting by phone, you can mute/unmute yourself on your phone or by pressing \*4.

Do NOT place the call on hold since some phones may play wait/hold music.

Please do NOT use speaker phone as it causes a loud echo/ringing noise.

Please state your name each time you speak so that the court recorder can capture a clear record.

Please be mindful of rustling papers, background noise, and coughing or loud breathing.

Please be mindful of where your camera is pointing.

We encourage you to visit the Bluejeans.com website to get familiar with the BlueJeans phone/videoconferencing system before your hearing.

If your hearing gets continued to a different date after you have already received this minute order please note a new minute order will issue with a different meeting ID since the ID number changes with each meeting/hearing.

Please be patient if you call in and we are in the middle of oral argument from a previous case. Your case should be called shortly. Again, please keep your phone or computer mic on MUTE until your case is called.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 8/12/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**August 16, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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**August 16, 2021      9:00 AM      Status Check**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** RJC Courtroom 03D

**COURT CLERK:** Madalyn Kearney

**RECORDER:** Jennifer Gerold

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Lam, Charles	Plaintiff
		Trustee
	Park, Matthew W.	Attorney

**JOURNAL ENTRIES**

- All parties present via BlueJeans.

Mr. Park advised they have settled their opposition with Mr. Kerr's counsel and they have a proposed stipulation and order that should be submitted by the end of this week. Upon Courts inquiry, Mr. Park confirmed the issues are between Mr. Kerr and the Receiver and they have come up with a settlement as to those fees. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 9/13/21 9:00 AM



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 09, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

---

**September 09, 2021    11:00 AM    Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Until further notice, Department 13 will be conducting court hearings REMOTELY using the BlueJeans Video Conferencing system. Department 13 has adopted this policy as a precautionary measure in light of public health concerns for Coronavirus COVID-19, and the Court orders that any party intending to appear before Department 13 for law and motion matters do so by BlueJeans only. As a result, your matter scheduled September 13, 2021 in this case will be conducted via BlueJeans. You have the choice to appear either by phone or computer/video.

Dial the following number: 1-408-419-1715  
Meeting ID: 869 862 085  
Participant Passcode: 0049  
URL: <https://bluejeans.com/869862085/0049>

To connect by phone, dial the number provided and enter the meeting ID followed by #.

To connect by computer if you do NOT have the app, copy the URL link into a web browser. Google Chrome is preferred but not required. Once you are on the BlueJeans website click on Join with Browser which is located on the bottom of the page. Follow the instructions and prompts given by BlueJeans.

You may also download the BlueJeans app and join the meeting by entering the meeting ID.

PLEASE NOTE the following protocol each participant will be required to follow:

You will be automatically muted upon entry to the meeting. Please remain muted while waiting for your matter to be called. If you are connecting by phone, you can mute/unmute yourself on your phone or by pressing \*4.

Do NOT place the call on hold since some phones may play wait/hold music.

Please do NOT use speaker phone as it causes a loud echo/ringing noise.

Please state your name each time you speak so that the court recorder can capture a clear record.

Please be mindful of rustling papers, background noise, and coughing or loud breathing.

Please be mindful of where your camera is pointing.

We encourage you to visit the Bluejeans.com website to get familiar with the BlueJeans phone/videoconferencing system before your hearing.

If your hearing gets continued to a different date after you have already received this minute order please note a new minute order will issue with a different meeting ID since the ID number changes with each meeting/hearing.

Please be patient if you call in and we are in the middle of oral argument from a previous case. Your case should be called shortly. Again, please keep your phone or computer mic on MUTE until your case is called.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/9/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**September 09, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**September 09, 2021    4:15 PM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- A Stipulation and Order to Approve First and Final Accounting was filed on August 20, 2021; therefore, the Status Check: Petition to Approve Accounting; Approve Trustee Fees; and Approve Attorneys Fees and Costs is moot and the Court ORDERS that the status check on September 13, 2021 is vacated.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 9/9/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 04, 2021**

---

A-17-760853-B	Charles Lam, Plaintiff(s)
	vs.
	P. Sterling Kerr, Defendant(s)

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<b>October 04, 2021</b>	<b>4:00 PM</b>	<b>Minute Order</b>
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<b>HEARD BY:</b> Denton, Mark R.	<b>COURTROOM:</b> Chambers
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**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for October 7, 2021 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 10/4/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 11, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**October 11, 2021      7:45 AM      Minute Order**

**HEARD BY:** Denton, Mark R.

**COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING reviewed and considered the parties' filings pertaining to Plaintiff Lam's "...Motion for Reconsideration of Order Approved by Such Stipulation" and the "Receiver's...Countermotion for Sanctions, deemed submitted and under advisement as of October 7, 2021 pursuant to the Minute Order of October 4, 2021, and being fully advised in the premises, and being unpersuaded by the Motion and persuaded by the Countermotion, the Court DENIES the former and GRANTS the latter. Counsel for the Receiver is directed to submit a proposed order consistent herewith and with supportive briefing leaving a blank for fees/costs relative to the Opposition/Countermotion, together with an affidavit/declaration setting forth the fees/costs incurred.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 10/11/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 14, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**October 14, 2021      7:00 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court has determined to deem the matter(s) scheduled for hearing in this case on its Motions calendar for October 18, 2021 to be submitted on the briefs and under advisement, and it vacates hearing of the same from such calendar and will render its decision/ruling in due course.

IT IS SO ORDERED.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 10/14/21

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**NRS Chapters 78-89**

**COURT MINUTES**

**October 19, 2021**

---

A-17-760853-B      Charles Lam, Plaintiff(s)  
vs.  
P. Sterling Kerr, Defendant(s)

---

**October 19, 2021      9:15 AM      Minute Order**

**HEARD BY:** Denton, Mark R.      **COURTROOM:** Chambers

**COURT CLERK:** Madalyn Kearney

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- HAVING reviewed and considered the parties filings pertaining to "Receiver's Application for Approval of Receivership Expenses," deemed submitted and under advisement as of October 18, 2021 pursuant to the Minute Order of October 14, 2021, and being fully advised in the premises, the Court GRANTS such Application in its entirety. Counsel for the Receiver is directed to submit a proposed Order consistent with the foregoing and with supportive briefing.

IT IS SO ORDERED.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Madalyn Kearney, to all registered parties for Odyssey File & Serve. /mk 10/19/21

## Printed June 15, 2018



## EXHIBIT(S) LIST

Case No.: **A760853**

Hearing Date: 10/10/18

Dept. No.: **13**

Judge: Denton

Court Clerk: Natalie Ortega

Plaintiff: **CHARLES LAM**

Recorder: N/A

Counsel for Plaintiff: N/A

**VS.**

Defendant: **P. STERLING KERR**

Counsel for Defendant: N/A

## HEARING BEFORE THE COURT

## COURT'S EXHIBITS

[illegible]

## EXHIBIT(S) LIST

Case No.: **A760853**

Hearing Date:

Dept. No.: **XIII**

**Judge:**

Plaintiff: Charles Lam

**Court Clerk:**

Recorder:

**Counsel for Plaintiff:**

**vs.**

Defendant:

Counselor/receiver: Daniel Kiffer, 09

**Counsel for Defendant:**

LARS EVENSEN, ESQ + ALEX LEVIGUE ESQ.

## HEARING BEFORE THE COURT

## COURT'S EXHIBITS

[illegible]

## EXHIBIT(S) LIST

Case No.: A760853

Hearing Date: 6/28/19

Dept. No.: **XIII**

Judge: Mark Denton

Court Clerk: Maddlyn Kearney

Recorder: 0 0

Counsel for Plaintiff:

PLAINTIFF'S: Charles Lam

**VS.**

DEFENDANT'S: P. Sterling  
Kerr

**Counsel for Defendant:**

## HEARING BEFORE THE COURT

## COURT'S EXHIBITS

[illegible]

## EXHIBIT(S) LIST

Case No.:

A760853

Hearing Date:

11/14/19

Dept. No.:

XIII

Judge:

Mark Benton

PLAINTIFF'S:

Charles Lam

Court Clerk:

Maddyn Kearney

Recorder:

Jennifer Gerold

Counsel for Plaintiff:

Matthew Callister

**VS.**

DEFENDANT'S:

p. Sterling Kerr

Dan killer

(for receiver)

Counsel for Defendant:

Lars Evensen

Alex Leveque

## HEARING BEFORE THE COURT

## COURT'S EXHIBITS

under sea.

[illegible]



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE  
**NOTICE OF DEFICIENCY**  
ON APPEAL TO NEVADA SUPREME COURT

**CHARLES LAM**  
**P.O. BOX 27738**  
**LAS VEGAS, NV 89126**

**DATE: November 2, 2021**  
**CASE: A-17-760853-B**  
**C/W A-17-766466-C,**  
**P-17-093258-T, P17-093391-T**

**RE CASE:** CHARLES LAM, individually and derivatively on behalf of TRAN ENTERPRISES, LLC, and as Trustee of the NT REVOCABLE LIVING TRUST, dated the 15th of October, 2009 vs. P. STERLING KERR, individually and as Trustee of the NT LEGACY TRUST, dated the 15th day of October, 2009; NHU TRAN FOUNDATION, INC.

NOTICE OF APPEAL FILED: October 30, 2021

**YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.**

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- ☒ \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)\*\*
  - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- ☐ \$24 – District Court Filing Fee (Make Check Payable to the District Court)\*\*
- ☐ \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)\*\*
  - NRAP 7: Bond For Costs On Appeal in Civil Cases
  - *Previously paid Bonds are not transferable between appeals without an order of the District Court.*
- ☐ Case Appeal Statement
  - NRAP 3 (a)(1), Form 2
- ☐ Order
- ☐ Notice of Entry of Order

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NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. The district court clerk shall apprise appellant of the deficiencies in writing, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (g) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

*Please refer to Rule 3 for an explanation of any possible deficiencies.*

---

*\*\*Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.*

# Certification of Copy

State of Nevada }  
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; CASE APPEAL STATEMENT; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; STIPULATION AND ORDER TO APPROVE FIRST AND FINAL ACCOUNTING; NOTICE OF ENTRY OF STIPULATION AND ORDER; ORDER GRANTING APPLICATION FOR APPROVAL OF RECEIVERSHIP EXPENSES; NOTICE OF ENTRY OF ORDER GRANTING APPLICATION FOR APPROVAL OF RECEIVERSHIP EXPENSES; DISTRICT COURT MINUTES; EXHIBITS LIST; NOTICE OF DEFICIENCY

CHARLES LAM, individually and derivatively  
on behalf of TRAN ENTERPRISES, LLC, and  
as Trustee of the NT REVOCABLE LIVING  
TRUST, dated the 15th of October, 2009,

Plaintiff(s),

vs.

P. STERLING KERR, individually and as  
Trustee of the NT LEGACY TRUST, dated the  
15th day of October, 2009; NHU TRAN  
FOUNDATION, INC.,

Defendant(s),

Case No: A-17-760853-B  
*Consolidated with A-17-766466-C,  
P-17-093258-T, P-17-093391-T*  
Dept No: XIII

now on file and of record in this office.

**IN WITNESS THEREOF**, I have hereunto  
Set my hand and Affixed the seal of the  
Court at my office, Las Vegas, Nevada  
This 2 day of November 2021.

Steven D. Grierson, Clerk of the Court



Heather Ungermann, Deputy Clerk

