

Original

IN THE COURT OF APPEALS OF THE STATE OF NEVADA
OFFICE OF THE CLERK

FILED

JUL 21 2023

MICHELLE LADNER,

Appellant,

vs.

EUGENE T. STATEN II; PREKEI STATEN;
ALCHEMY INVESTMENTS, LLC

Respondents

Case No.: 85013 - Com

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY: *[Signature]*
DEPUTY CLERK

District Court Case No.: A-18-783443-C
Caption and Case Number for
Proof of Service regarding
this Court's Notice to
Provide Proof of Service dated
July 14, 2023

Comes Now the plaintiff-appellant, Michelle Ladner, before this Honorable Court, filing the above entitled matter.

The attached Pages 1, 2, 3, 4, 5, 6, and 7 are in regards to proof of service regarding Prekei Staten, Vegas Valley Eviction's Services, WFG Title Company and American Title Insurance Company. The attached Pages 1 through 3 is an order from the Supreme Court of the state of Nevada, and on Page 2 the last Paragraph of that order it states: On August 10, 2022, this Court entered an order noting that respondents First American Title Insurance Company, Vegas Valley Eviction Services and WFG Title Company appear not to be represented by counsel and cautioning that if they fail to retain counsel, they will not be permitted to file documents. NRAP 46A(b)(2); Balman v. Newell, 110 Nev. 1333, 1336, 885, P.2d 607, 608 (1994); State v. Stu's Bail Bonds, 115 Nev. 436, 436, 437, P.2d 470 n.1. (1994). To this date, these respondents have failed to retain counsel; accordingly, they are not permitted to file documents in this appeal. This order is dated October the 6, 2022. As for us to Prekei Staten;

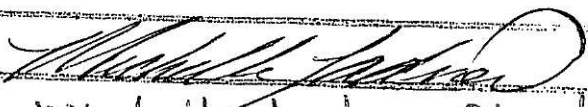
RECEIVED
JUL 20 2023

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the attached pages 4, 5, and 6, are the proof of Service
for Prekei Staten, which includes my signed certificate
of mailing, the United States Postal Service receipt
and USPS Tracking.

See next Page

1
2
3
4 Respectfully,
5 Submitted By:

6 
7 Michelle Ladner, Plaintiff
8 428 Stead Circle
9 North Las Vegas, Nevada
10 89030
11 (702) 354-7580


12 7-19-23
13 Dated

CERTIFICATE OF MAILING

I certify that on the 19th day of July, 2023 I mailed a copy
of the foregoing in a sealed envelope, postage prepaid, addressed to the
following:

Bryan Naddafi
Avalon Legal Group, LLC
6030 S. Rainbow Blvd.
Suite D1
Las Vegas, Nevada
(89118)

Eugene T. Staten II
and Prekei Staten
101 Davis Ave.
Bloomfield, New Jersey
(07003)


Michelle Ladner, Plaintiff
In Proper Person
428 Steed Circle
North Las Vegas, Nevada
(89030)

IN THE SUPREME COURT OF THE STATE OF NEVADA

MICHELLE LADNER,
Appellant,

vs.

EUGENE T. STANTEN, II; PREKEI
STANTEN; ALCHEMY INVESTMENTS,
LLC; RUSHMORE LOAN
MANAGEMENT; VEGAS VALLEY
EVICTION SERVICES; WFG TITLE
COMPANY; AND FIRST AMERICAN
TITLE INSURANCE COMPANY,
Respondents.

No. 85013

FILED

OCT 06 2022

CLERK OF THE SUPREME COURT
DEPUTY CLERK

ORDER

Respondent Eugene T. Stanten has filed his answering brief, in which he moves to dismiss this appeal. Appellant opposes the motion. Stanten's arguments regarding the motion to dismiss go directly to the merits of the appeal and are therefore not appropriate for resolution in a motion to dismiss. See *Taylor v. Barringer*, 75 Nev. 409, 410, 344 P.2d 676, 676 (1959). Accordingly, Stanten's motion to dismiss is denied.

Respondent Alchemy Investments, LLC, has filed a motion to dismiss this appeal on the ground that a final judgment has not been entered. Appellant opposes the motion. Having considered the arguments of the parties, it appears that the district court's "Decision of the Bench Trial" resolved the claims between the parties and left only such matters as the appraisal and sale to be completed, at which point the court would distribute the proceeds of the sale pursuant to the decision. The district court has closed the case. "[A] final judgment is one that disposes of all the issues presented in the case, and leaves nothing for the future consideration of the court, except for post-judgment issues such as attorney's fees and

costs." *Lee v. GNLV Corp.*, 116 Nev. 424,426, 996 P.2d 416, 417 (2000). It appears the district court's order accomplishes the final resolution of the substantive claims and is appealable as a final judgment. Accordingly, the motion to dismiss is denied without prejudice to this court's right to reconsider its jurisdiction as the appeal progresses.

On August 10, 2022, this court entered an order noting that respondents First American Title Insurance Company, Vegas Valley Eviction Services, and WFG Title Company appear not to be represented by counsel and cautioning that if they fail to retain counsel, they will not be permitted to file documents. NRAP 46A(b)(2); *Salman v. Newell*, 110 Nev. 1333, 1336, 885 P.2d 607, 608 (1994); *State v. Stu's Bail Bonds*, 115 Nev. 436, 436 n.1, 991 P.2d 469, 470 n.1. (1999). To date, these respondents have failed to retain counsel; accordingly, they are not permitted to file documents in this appeal.

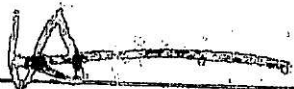
It is so ORDERED.



Hardesty J.



Stiglich J.



Herndon J.

County
of

Attachment
Page 2


cc: Michelle Ladner
Avalon Legal Group LLC
Eugene T. Stanten, II
First American Title Insurance Company
Prekei Stanten
Roger P. Croteau & Associates, Ltd.
Vegas Valley Eviction Services
WFG Title Company

CERTIFICATE OF MAILING

I certify that on the 11th day of July, 2023 I mailed a copy of the foregoing in a sealed envelope, postage prepaid, addressed to the following:

Bryan Naddafi
Avalon Legal Group, LLC
6030 S. Rainbow Blvd.
Suite D1
Las Vegas, Nevada
(89118)

Eugene T. Staten II
and Prekei Staten
101 Davis Ave.
Bloomfield, New Jersey
(07003)


Michelle Ladner, Plaintiff
In Proper Person
42 E Steed Circle
North Las Vegas, Nevada
(89030)



KING
 1801 N MARTIN L KING BLVD
 LAS VEGAS, NV 89106-9998
 (800)275-8777

✓ 07/11/2023 04:39 PM

Product	Qty	Unit Price	Price
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Priority Mail®	1		\$9.65
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Flat Rate Env

Bloomfield, NJ 07003

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Flat Rate

Expected Delivery Date

Thu 07/13/2023

Tracking #:

9505 5100 5287 3192 5047 44

Insurance

Up to \$100.00 included

Prekei Staten

\$0.00

Total

\$9.65

Priority Mail®

1

\$9.65

Flat Rate Env

Las Vegas, NV 89118

Flat Rate

Expected Delivery Date

Wed 07/12/2023

Insurance

Up to \$100.00 included

\$0.00

Certified Mail®

\$4.35

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70222410000307516233

Total

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Thu 07/13/2023

Tracking #:

9505 5100 5287 3192 5047 68

Insurance

Up to \$100.00 included

\$0.00

Total

\$9.95

Grand Total:

\$33.60

Debit Card Remit

\$33.60

Card Name: VISA

Account #: XXXXXXXXXXXX6268

Approval #: 968923

Transaction #: 968

Receipt #: 036003

Debit Card Purchase: \$33.60

AID: A0000000980840

Chip

AL: US DEBIT

PIN: Verified

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Tracking Number:

Remove X

9505510052873192504744

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Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered in or at the mailbox at 2:41 pm on July 14, 2023 in BLOOMFIELD, NJ 07003. ✓

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, In/At Mailbox ✓

BLOOMFIELD, NJ 07003

July 14, 2023, 2:41 pm

Prekei Staten

Out for Delivery

BLOOMFIELD, NJ 07003

July 14, 2023, 6:10 am

Arrived at Post Office

BLOOMFIELD, NJ 07003

July 14, 2023, 4:04 am

Arrived at USPS Facility

BLOOMFIELD, NJ 07003

July 14, 2023, 2:54 am

Departed USPS Regional Facility

KEARNY NJ DISTRIBUTION CENTER

July 14, 2023, 2:31 am

Arrived at USPS Regional Destination Facility

Feedback

Attachment Page 6

KEARNY NJ DISTRIBUTION CENTER

July 13, 2023, 2:24 pm

In Transit to Next Facility

July 12, 2023

Departed USPS Regional Origin Facility

LAS VEGAS NV DISTRIBUTION CENTER ANNEX

July 11, 2023, 9:00 pm

Arrived at USPS Regional Origin Facility

LAS VEGAS NV DISTRIBUTION CENTER ANNEX

July 11, 2023, 8:50 pm

USPS in possession of item

LAS VEGAS, NV 89106

July 11, 2023, 4:32 pm

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Attachment
Page 7

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