

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

FILED

JUL 27 2023

MICHELLE LADNER,

Appellant,

vs.

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

Respondents

Case No.: 85013 - CON

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY *Miss Jiles*  
DEPUTY CLERK

District Court Case No.: A-18-783443-C

Plaintiff-Appellant's Request  
to be reconsidered by this

Court the Granting of  
Subject Extension to  
August 4, 2023 regarding  
Respondent, Alchemy Investments,  
LLC Subject Extension filed by  
this Court on July 21, 2023

Comes Now the plaintiff-appellant, before this Honorable  
Court, regarding the above en-titled matter disagreeing with  
subject extension, and respectfully asking this Court to  
reconsider the granting of subject extension per telephone  
request from respondent, Alchemy Investments, LLC's  
response to appellant's motion for stay Pending Appeal and  
for Temporary Stay Pending Consideration of motion due on  
August 4, 2023. An order from the Supreme Court of the  
of Nevada filed on October 6, 2022 is the enclosed Exhibit H  
which states on Page 1, the second paragraph that the district  
court has closed the case, and the record doesn't show that a motion  
was filed to re-open the district Court case - and in January, 2023,  
respondent Alchemy Investments, LLC filed a motion for an order to show  
cause why plaintiff should not be held in Contempt, - on July 14,  
2023, by the plaintiff-appellant's motion for stay Pending Appeal and  
for Temporary Stay Pending Consideration of motion was filed by  
this Court, and on July 19, 2023, a filing by respondent Alchemy in

REC-24  
JUL 26  
ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
DEPUTY CLERK

1 the district court, of a motion for sale of the subject property  
2 which is attested to by the enclosed Exhibit I. This motion  
3 is set for hearing on August 16, 2023. Even though  
4 the enclosed order from the Supreme Court of the State of  
5 Nevada's enclosed as Exhibit H, filed on October 6, 2020  
6 states on Page 1, the second Paragraph that the district  
7 court has closed the case, and a motion for sale of the  
8 subject property was filed on July 19, 2023, and set for hearing  
9 on August 16, 2023, as for as that motion being set for hearing  
10 on August 16, 2023, I understand that courts are busy  
11 and that sometimes this may happen when cases are  
12 closed in regards to the courts setting the hearing dates  
13 and times etc.

14 Nevertheless, of all that has been stated, regarding  
15 subject extension, in regards to Alchemy Investments, LLC,  
16 starting from the stated due date of August 4, 2023 of  
17 subject extension and allowing me 7 or more days to  
18 respond to respondent's Alchemy Investment, LLC's  
19 filing, would bring the matter to close to Respondent-  
20 Defendant, Alchemy Investment, LLC's motion-hearing in this  
21 matter set for hearing on August 16, 2023 in the district  
22 court being that this Appellate Court would have to  
23 have time to review over all of the matter which may  
24 defeat the purpose of my subject motion for stay  
25 and for my subject temporary motion for stay since  
subject motions for stay are for to stay motions which  
are set and etc, which are going on in the district court,  
and the motion mentioned above which is attested to by the  
enclosed Exhibit I, which is set for hearing on August 16, 2023 is


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entitled Motion for sale of real property on an order shortening time.

I, the plaintiff-appellant respectfully ask this Court to not to allow subject extension regarding Alchemy Investments, LLC to continue to move forth.

See next Pages

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4 Respectfully  
5 Submitted By:

6 

7 Michelle Ladner Plaintiff -  
8 428 Stead Circle Appellant  
9 North Las Vegas, Nevada  
10 89030

11 (702) 354-7580

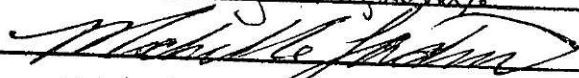
12  
13 Dated 7-25-23

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23 See next Pages  
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1 "Certificate of Service" in regards to First American  
2 Title Insurance Company, Vegas Valley Eviction Services,  
3 and WFG Title Company, the enclosed Exhibit C is an order  
4 from the Supreme Court of the State of Nevada, filed on  
5 August 10, 2022 which states that those respondents are  
6 cautioned that neither business entities nor trusts may  
7 appear or file documents without counsel. NRAP 46A(b)(2)  
8 *Salman v. Newell*, that information is on Page 1, the last  
9 paragraph of that order. The enclosed Exhibit H is  
10 another Order from the Supreme Court of the State of Nevada  
11 filed on October 6, 2022 which states on Page 2, the  
12 last paragraph that to date it explains that those  
13 respondents have failed to retain counsel; accordingly, they  
14 are not permitted to file documents in this appeal

15 As for Rushmore Loan Management, respondent,  
16 Rushmore Loan Management was released from this case  
17 on the district court level by my attorney, and a copy  
18 of that document may be found in the Transmission of  
19 Record and Regarding Counsel Order by the Supreme Court  
20 of the State of Nevada on August 10, 2022, (a copy of  
21 that document-information is in the Transmission of Record  
22 and Regarding Counsel Order by the Supreme Court of the State of  
23 Nevada on August 10, 2022).

24 

25 Michelle Ladner, Plaintiff-Appellant Date: 7-25-23

In Proper Person

428 Steed Circle

North Las Vegas, Nevada 89030


(702) 354-7586

CERTIFICATE OF MAILING

I certify that on the 25<sup>th</sup> 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-Appellant  
In Proper Person  
428 Steed Circle  
North Las Vegas, Nevada  
(89030)

Exhibit

C

IN THE SUPREME COURT OF THE STATE OF NEVADA

MICHELLE LADNER,  
Appellant,

No. 85013

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.

FILED

AUG 10 2022

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY S. YOUNG  
DEPUTY CLERK

*ORDER DIRECTING TRANSMISSION OF RECORD AND REGARDING  
COUNSEL*

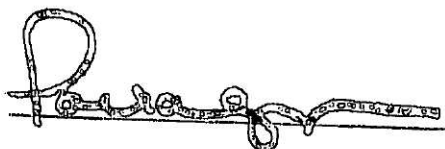
Having reviewed the documents on file in this pro se appeal, this court concludes that review of the complete record is warranted. NRAP 10(a)(1). Accordingly, within 30 days from the date of this order, the clerk of the district court shall transmit to the clerk of this court a certified copy of the trial court record in District Court Case No. A-18-783443-C. See NRAP 11(a)(2) (providing that the complete "record shall contain each and every paper, pleading and other document filed, or submitted for filing, in the district court," as well as "any previously prepared transcripts of the proceedings in the district court"). The record shall not include any exhibits filed in the district court. NRAP 11(a)(1).

It appears that respondents First American Title Insurance Company, Vegas Valley Eviction Services, and WFG Title Company are not currently represented by counsel. These respondents are cautioned that neither business entities nor trusts may appear or file documents without counsel. 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). These respondents shall have 30 days from the date of this order to retain counsel and cause counsel to file a notice of appearance with this court. If respondents fail to retain counsel, respondents may not file documents in this appeal.<sup>1</sup>

It is so ORDERED.

 C.J.

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  
Eighth District Court Clerk

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<sup>1</sup>Respondents Eugene T. Stanten, II and Prekei Stanten, as individuals, may proceed in this appeal pro se. NRAP 46A.

Exhibit

H

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  
EVICITION SERVICES; WFG TITLE  
COMPANY; AND FIRST AMERICAN  
TITLE INSURANCE COMPANY,  
Respondents.

No. 85013

FILED

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CLERK OF THE SUPREME COURT  
DEPUTY CLERK

ORDER

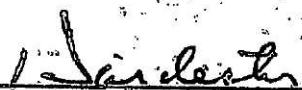
Respondent Eugene T. Stanten has filed his answering brief, in which he moves to dismiss this appeal. Appellant opposes the motion. Stanten's arguments regarding the motion to dismiss go directly to the merits of the appeal and are therefore not appropriate for resolution in a motion to dismiss. *See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

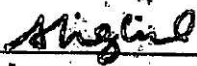
Respondent Alchemy Investments, LLC, has filed a motion to dismiss this appeal on the ground that a final judgment has not been entered. Appellant opposes the motion. Having considered the arguments of the parties, it appears that the district court's "Decision of the Bench Trial" resolved the claims 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.

Exhibit H  
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

Exhibit H  
Page 3

Exhibit

I



1 AVALON LEGAL GROUP LLC  
Bryan Naddafi (State Bar No. 13004)  
2 bryan@avalonlg.com  
Caitlin Salas (State Bar No. 13014)  
3 caitlin@avalonlg.com  
4 6030 S. Rainbow Blvd., Suite D1  
Las Vegas, Nevada 89118  
5 Telephone: (702) 522-6450  
Facsimile: (702) 848-5420  
6 *Attorneys for Alchemy Investments*

**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

9 MICHELLE LADNER,

10 Plaintiff,

11 v.

12  
13 EUGENE T. STANTEN II; PREKEL  
14 STANTEN; ALCHEMY INVESTMENTS,  
LLC., LENDINGHOME FUNDING CORP.,  
15 RUSHMORE LOAN MANAGEMENT;  
VEGAS VALLEY EVICTION SERVICES;  
16 WFG TITLE COMPANY; FIRST  
AMERICAN TITLE INSURANCE  
17 COMPANY,

18 Defendants.

Case No.: A-18-783443-C

Dept No.: XXIX

**DEFENDANT ALCHEMY  
INVESTMENTS LLC'S MOTION FOR  
SALE OF REAL PROPERTY ON AN  
ORDER SHORTENING TIME**

**Hearing Requested**

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