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IN THE SUPREME COURT OF THE STATE OF NEVADA

Court of Appeals of the State of Nevada

FILED

MICHELLE LADNER,

Appellant,

vs.

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

Respondents

Case No.: 85013 - COA

AUG 03 2023

ELI ADETH A. BROWN  
CLERK OF SUPREME COURT

BY: [Signature] CHIEF DEPUTY CLERK

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

Supplement to Motion 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, Michelle Ladner before this Honorable Court regarding the above en-titled matter Filing this pertinent matter.

Since the first page, and the second paragraph of the enclosed Exhibit H order but the Supreme Court of the State of Nevada, filed on October 6, 2022 states that the district Court has closed the case, and because subject district Court case doesn't show that a motion was filed to re-open that district Court Case, and the understanding is that if subject district court case was re-opened, the current order of that district court case wouldn't be

effective so it appears that subject extension of time requested by defendant-respondent to respond to my, the plaintiff's motion for stay pending appeal and for temporary stay pending consideration of motion, by defendant-respondent Alchemy Investments, LLC, has no basis, (In other words it

Effective  
AUG 03 2023  
ELI ADETH A. BROWN  
CLERK OF SUPREME COURT  
BY: [Signature] CHIEF DEPUTY CLERK

1 appears that subject extension of time requested by  
2 defendant-respondent, Alchemy Investments, LLC to  
3 respond to my the plaintiff-appellant's motion for stay  
4 pending appeal and for temporary stay pending  
5 consideration of motion, based on the pertinent  
6 district court case has no basis).

7 The other information pertaining to this matter  
8 is explained in my subject motion filed on July 21, 2023.

9  
10 As far as a motion not being filed to re-open subject  
11 district court case, refer to the directing of transmis-  
12 sion of record from subject district court by the  
13 Supreme Court of the State of Nevada.

14 See next page.

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5 Submitted By:

6  
7 *Michelle Ladner*  
8 Michelle Ladner Plaintiff  
9 428 Stead Circle  
10 North Las Vegas, Nevada  
11 89030  
12 (702) 354-7580

13 Dated 8-2-23  
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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 41eA(6)(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: 8-2-23

In Proper Person

428 Steed Circle

North Las Vegas, Nevada 89030

(702) 354-7580


CERTIFICATE OF MAILING

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I certify that on the 2nd day of August, 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 Pre Kei Staten  
101 Davis Ave.  
Bloomfield, New Jersey  
(07003)

  
Michelle Ladner, Plaintiff  
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,

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

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).

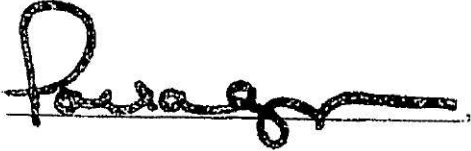
It appears that respondents First American Title Insurance Company, Vegas Valley Eviction Services, and WFG Title Company are not currently represented by counsel. These respondents are cautioned that neither business entities nor trusts may appear or file documents without counsel. NRAP 46A(b)(2); *Salman 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

Pg 1

22-24980

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.



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Exhibit H

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

No. 85013

FILED

OCT 26 2022

CLERK OF THE SUPREME COURT  
STATE OF NEVADA  
COURT REPORTER

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.

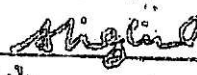
Respondent Alchemy Investments, LLC, has filed a motion to dismiss this appeal on the ground that a final judgment has not been entered. Appellant opposes the motion. Having considered the arguments of the parties, it appears that the district court's "Decision of the Bench Trial" resolved the claims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

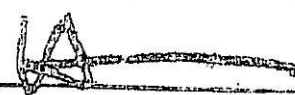
  
\_\_\_\_\_  
Herndon J.

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