

FILED

AUG 08 2023

MICHELLE LADNER,

Appellant,

vs.

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

Respondents

Case No.: 85013 COA

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

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

Non-Opposition to Plaintiff-Appellant's
Motion for Stay Pending Appeal and for
Temporary Stay Pending Consideration
of Motion Filed on July 14, 2023.

Comes Now the plaintiff-appellant, Michelle Ladner, before this Honorable Court regarding the above-entitled matter, filing this pertinent matter which is a notice that NO opposition to my, the plaintiff-appellant's motion for Stay Pending Appeal and for Temporary Stay Pending Consideration of motion has been filed with this Courts by the defendants, Eugene T. Staten II, and Prekei Staten since my said motion was filed in this Court on July 14, 2023 and said parties (defendants-respondents) haven't requested an extension, and the last day for the parties to oppose my said motion was July 21, 2023. That motion was served to defendants-respondents Alchemy Investments, LLC, Eugene T. Staten II, and Prekei Staten by mail on July 11, 2023 and this is attested to by the enclosed Exhibit A. Defendant-respondent Alchemy Investments, LLC filed an opposition to my pertinent motion which is my subject motion for stay, and an Order from the Supreme Court of the state of Nevada filed on October 2022 is the enclosed Exhibit B, and it states on Page 1, the second Paragraph that the district Court has closed the case, and the order was filed on October 6, 2022 and it

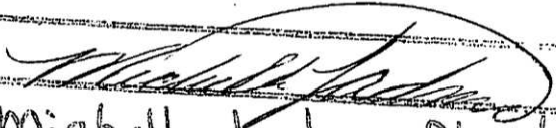
RECEIVED
AUG 08 2023
ELIZABETH A. BROWN
CLERK OF SUPREME COURT
DEPUTY CLERK

1 doesn't show that a motion was filed in the district court to
2 re-open the district court case, and also regarding this
3 refer to the Transmission of Record and Regarding Counsel
4 Order by the Supreme Court of the state of Nevada of
5 August 10, 2022 to the district court, and in January,
6 2023, defendant-respondent filed a motion for an order to
7 show cause why plaintiff should not be held in contempt,
8 and I provided information, explanations, rules, exhibit-docu-
9 ments in my pertinent subject motion for stay to show that
10 I wasn't in contempt - after that subject show cause motion
11 was filed by defendant-respondent Alchemy Investments, LLC
12 in January, 2023, on July 14, 2023 my subject motion for
13 stay was filed in this court, and on July 19, 2023, defendant-
14 respondent Alchemy Investments, LLC filed a motion for sale
15 of subject property on shortening of time set for hearing
16 on August 16, 2023. The understanding is that
17 even if the district court case was re-opened, the order of
18 that case would be ineffective.

19 Said parties were allowed 7 days to file an opposition,
20 and the failure to file and serve written opposition may be
21 construed as admission that the motion is meritorious
22 and a consent to grant the same. Defendants-respondents
23 Eugene T. Staten II and Prekei Staten haven't filed an
24 opposition

25 Taking into consideration all information explained, I
michelle Ladner, plaintiff-appellant respectfully asks this court
to enter an order granting my motion for stay pending appeal and
for temporary stay pending consideration of motion.


1
2
3
4 Respectfully
5 Submitted By:

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

13 Dated 8-7-29
14
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16
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18
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22
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24
25

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 4(A)(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 that
21 document-information is in the Transmission of Record and Regarding
22 Counsel Order by the Supreme Court of the State of Nevada on
23 August 10, 2022).

24 
25 Michelle Ladner, Plaintiff-Appellant

Date: 8-7-23

In Proper Person

428 Steed Circle

North Las Vegas, Nevada 89030


(702) 354-7580

CERTIFICATE OF MAILING

I certify that on the 7th 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 Prekei Staten
101 Davis Ave.
Bloomfield, New Jersey
(07003)


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

Exhibit

A



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
Priority Mail® Flat Rate Env Bloomfield, NJ 07003 ✓ Flat Rate Expected Delivery Date Thu 07/13/2023 Tracking #: 9505 5100 5287 3192 5047 44 Insurance Up to \$100.00 included	1		\$9.65 \$0.00
Total			\$9.65
Priority Mail® Flat Rate Env Las Vegas, NV 89118 ✓ Flat Rate Expected Delivery Date Wed 07/12/2023 Insurance Up to \$100.00 included Certified Mail® Tracking #: 70222410000307516233	1		\$9.65 \$0.00 \$4.35
Total			\$14.00
Priority Mail® Legal FR Env Carson City, NV 89701 Flat Rate Expected Delivery Date Thu 07/13/2023 Tracking #: 9505 5100 5287 3192 5047 68 Insurance Up to \$100.00 included	1		\$9.95 \$0.00
Total			\$9.95
Grand Total:			\$33.60

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
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).

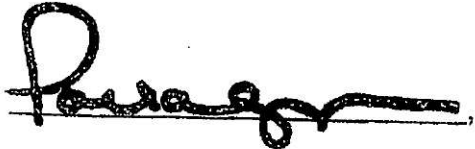
It appears that respondents First American Title Insurance Company, Vegas Valley Eviction Services, and WFG Title Company are not currently represented by counsel. These respondents are cautioned that neither business entities nor trusts may appear or file documents without counsel. NRAP 46A(b)(2); *Salman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

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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.¹

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

¹Respondents 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
EVICTION SERVICES; WFG TITLE
COMPANY; AND FIRST AMERICAN
TITLE INSURANCE COMPANY,
Respondents.

No. 85013

FILED

OCT 06 2022

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

Exhibit H, Page 1

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.

[Signature] J.
Hardesty

[Signature] J.
Stiglich

[Signature] J.
Herndon

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
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