

FILED

AUG 08 2023

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

In the Court of Appeals of the State of Nevada

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MICHELLE LADNER,

Appellant,

vs.

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

Respondents

Case No.: 25013 COA

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

Non-opposition to Plaintiff-Appellant's
Motion Request to be Reconsidered by
this Court the Granting of Subject
Extension to August 4, 2023,
regarding Alchemy Investments,
LLC, filed on July 27, 2023 by this
Court.

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 - request to be
reconsidered by this Court the Granting of Subject Extension to
August 4, 2023 regarding Alchemy Investments, LLC, filed
by this court on July 27, 2023, has been filed with this court
by the defendants, Alchemy Investments, LLC, Eugene T. Staten II
or Prekei Staten since my said motion was filed on July
27, 2023 and said parties haven't requested an extension,
and the last day for any of the parties to oppose my said
motion was August 3, 2023. That motion was served to said
defendants on July 25, 2023 by mail - this is attested to by the
enclosed Exhibit A. Among other important information, an Order
from the Supreme Court of the State of Nevada filed on October 6, 2022,
(Exhibit H) is a part of my said motion which states on page 1 the
second paragraph that the district court has closed the case
and that order was filed on October 6, 2022 and it

CLERK OF SUPREME COURT
DEPUTY CLERK

1 doesn't show that a motion was filed to re-open the
2 District Court Case, - also refer to the Transmission of
3 Record and Regarding Counsel Order by the Supreme Court
4 of the State of Nevada of August 19, 2022 regarding this,
5 and the understanding is that if the district court case
6 was re-opened; the current order would be ineffective,
7 therefore, accordantly, it appears that Alchemy Invest-
8 ments, LLC's response to my, the plaintiff-appellant's motion
9 for stay pending appeal and for temporary stay pending
10 consideration of motion has no basis, and in January,
11 2023, defendant-respondent filed a motion for an order to
12 show cause why plaintiff should not be held in contempt,
13 on July 14, 2023, my motion for stay pending appeal and for
14 temporary stay pending consideration of motion was
15 filed by this court, and on July 19, 2023, defendant-respondent
16 Alchemy Investments, LLC filed a motion for sale of the
17 subject property on shorting of time. - All of this is
18 explained in my said motion along with other important
19 information.

20 Said parties were allowed 7 days to file an opposition
21 and the failure to file and serve written opposition may be
22 construed as admission that the motion is meritorious
23 and a consent to grant the same. Said parties haven't
24 filed an opposition.

25 Taking all into consideration, I, the plaintiff-appellant,
Michelle Ladner, respectfully ask this Court to deny the
acceptance of defendant-respondent Alchemy Investments, LLC opposi-
tion to my motion for stay pending appeal and for
temporary stay pending consideration of motion.

1. It appears subject opposition
would have been filed before an
opposition to motion for stay
regarding subject extension to
August 4, 2023 regarding respondent, Alchemy

See next Page

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4 Respectfully

5 Submitted By:

6
7 

8 Michelle Ladner, Plaintiff

9 428 Stead Circle

10 North Las Vegas, Nevada


89030

11 (702) 354-7580

12
13 Dated 8-7-23

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(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 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

Contains 2 Pages

EI 689 160 722 US



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

07/25/2023

05:02 PM


Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope Las Vegas, NV 89118 Weight: 0 lb 3.90 oz Estimated Delivery Date Thu 07/27/2023	1		\$2.07
Certified Mail® Tracking #: 70222410000307516110			\$4.35
Total			\$6.42
First-Class Mail® Large Envelope Bloomfield, NJ 07003 Weight: 0 lb 3.20 oz Estimated Delivery Date Mon 07/31/2023	1		\$2.07
Certified Mail® Tracking #: 9589 0710 5270 0619 0411 00			\$4.35
Total			\$6.42
PM Express 2-Day Flat Rate Env Carson City, NV 89701 Flat Rate Signature Waiver Scheduled Delivery Date Thu 07/27/2023 06:00 PM Money Back Guarantee Tracking #: EI689160722US Insurance Up to \$100.00 included	1		\$28.75
Total			\$28.75
Grand Total:			\$41.59
Debit Card Remit Card Name: VTSA			\$41.59

CERTIFICATE OF MAILING

I certify that on the 25th 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 Pre Kei Staten
101 Davis Ave.
Bloomfield, New Jersey
(07003)


Michelle Ladner, Plaintiff-Appellant
In Proper Person
438 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

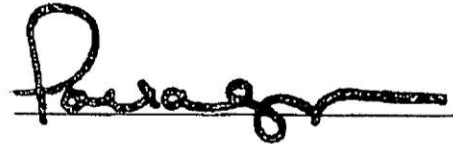
*ORDER DIRECTING TRANSMISSION OF RECORD AND REGARDING
COUNSEL*

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

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

No. 85013

FILED

OCT 06 2022

CLERK OF SUPREME COURT
DEPUTY CLERK

ORDER

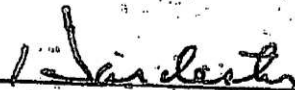
Respondent Eugene T. Stanten has filed his answering brief, in which he moves to dismiss this appeal. Appellant opposes the motion. Stanten's arguments regarding the motion to dismiss go directly to the merits of the appeal and are therefore not appropriate for resolution in a motion to dismiss. *See 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
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