

1 Original

2 In the Court of Appeals of the State of Nevada

FILED

3 AUG 15 2023

4 MICHELLE LADNER,

5 Appellant,

6 vs.

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

9 Respondents

Case No.: 85013 - COA

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

District Court Case No.: A-18-783443-C
Motion to Move Swiftly Forward
and Put a Temporary Stay in Place
Pending Consideration of Motion
for stay Pending Appeal

10 Before this Honorable Court

11 Comes Now, the plaintiff-appellant, Michelle Lader,
12 before this Honorable Court filing this matter pertinent
13 to the above-entitled matter.

14 I, the plaintiff-appellant is in need of a swifly
15 temporary stay being put in place pending consideration
16 of my the plaintiff-appellants motion for stay pending
17 appeal. Defendant-respondent Alchemy Investments, LLC
18 has filed a motion in the district court set for hearing
19 on August 16, 2023, an Order from the Supreme Court
20 of the State of Nevada filed on October 6, 2022 is the
21 enclosed Exhibit H which states on Page 1, the second
22 paragraph, that this district Court has closed the case,
23 and it doesn't show that a motion was filed to re-open
24 the district Court case. In reference to this also refer to
25 the records regarding the Order Directing Transmission
of Record and Regarding Counsel, in January, 2023

AUG 15 2023
ELIZABETH A. BROWN
CLERK OF SUPREME COURT
DEPUTY CLERK

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23-26632

1 defendant-respondent, ^{Alchemy Investments, LLC} filed a motion for an order to show
2 cause why plaintiff should not be held in contempt in which
3 I have provided Rules, information, Exhibits-documents
4 that shows that I wasn't in contempt - my, the plaintiff-
5 appellant's Motion for stay pending appeal and for
6 temporary stay pending consideration of motion was
7 filed by this court on July 14, 2023, and as stated
8 earlier, defendant-respondent, Alchemy Investments, LLC
9 has filed a motion in the district Court which is set
10 for hearing on August 16, 2023. Nonetheless of all
11 stated the statute of limitations had expired in regards
12 to defendant-respondent Alchemy Investments, LLC's
13 current filings. Refer back to the enclosed Exhibit H
14 which is an Order from the Supreme Court of the
15 State of Nevada which explains on Page 1 about
16 the motions that defendant-respondent's Eugene T.
17 Staten II and defendant-respondent Alchemy Invest-
18 ments, LLC filed to dismiss my, the plaintiff's-
19 appellant's appeal which was denied. Reviewing the
20 rest of that order may be done.

21 I, the plaintiff-appellant, Michelle Ladner,
22 respectfully ask this Court to grant this Motion to
23 Move Swiftly Forward and Put a Temporary Stay in Place
24 Pending Consideration of Motion for Stay Pending
25 Appeal.

See next Page


1
2
3
4 Respectfully
5 Submitted By:

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

13 Dated 8-12-23
14
15
16
17
18
19
20

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. Newelly*, 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: 8-12-23


26 In Proper Person
27 428 Steed Circle
28 North Las Vegas, Nevada 89030
29 (702) 354-7580

CERTIFICATE OF MAILING

I certify that on the 12th 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

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. Vauney
DEPUTY CLERK

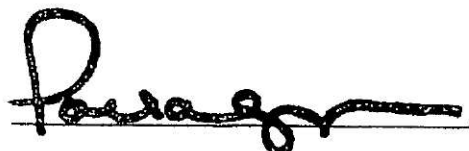
*ORDER DIRECTING TRANSMISSION OF RECORD AND REGARDING
COUNSEL*

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

No. 85013

FILED

OCT 06 2022

CLERK OF THE SUPREME COURT
STATE OF NEVADA
COURT HOUSE
SPRINGFIELD

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

22-31536

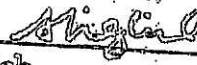
costs." *Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000). It appears the district court's order accomplishes the final resolution of the substantive claims and is appealable as a final judgment. Accordingly, the motion to dismiss is denied without prejudice to this court's right to reconsider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

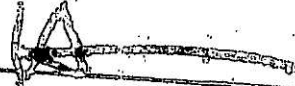
It is so ORDERED.



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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