

original

FILED

SEP 19 2023

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY Melissa Sales
DEPUTY CLERK

1 Michelle Ladner
(Name)

2 428 Steed Circle
(Mailing Address)

3 North Las Vegas Nevada 89030
(City, State, Zip Code)

4 702-354-7580, 702-725-6391
(Telephone Number)

5 _____
(Fax Number)

6 _____
(E-mail Address)

7 Plaintiff, in Proper Person

8 **IN THE COURT OF APPEALS OF THE STATE OF NEVADA**
9 **OFFICE OF THE CLERK**

Case No.: 85013 COA

10 Plaintiff's Name: Michelle Ladner

11 _____

12 vs. Plaintiff, Appellant

13 Defendant's Name: Eugene T. Staten II, Prekei Staten,
14 Alchemy Investments LLC

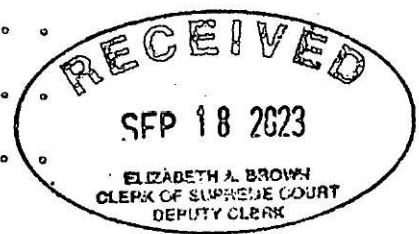
15 _____
Defendants, Respondents

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

LIS PENDENS
(NOTICE OF PENDING LITIGATION)

16 COMES NOW the Plaintiff, Michelle Ladner in the above
17 entitled cause of action before this Honorable Court filing this
18 Lis Pendens, (Notice of Pending Litigation). Pursuant to the above
19 Case Numbers One of the involvements of subject matter is the
20 real property which is situated in the County of Clark, State of
21 Nevada, bounded and described as follows:

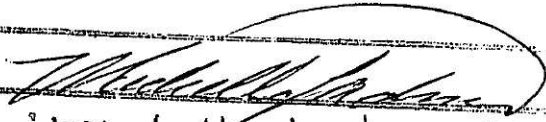
22 LOT THIRTY-FIVE (35) BLOCK ELEVEN (11) OF VALLEY
23 VIEW ESTATES, UNIT NO. 2, AS SHOWN BY MAP THEREOF
24 ON FILE IN BOOK 9, OF PLATS PAGE 8, IN THE OFFICE
25 OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.
APN: 139-22-212-006



23-30567

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Respectfully,
Submitted By:



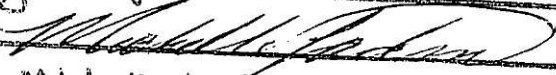
Michelle Ladner, Plaintiff, Appellant
428 Steed Circle
North Las Vegas, Nevada
89030

(702) 354-7580

Dated 9-15-23

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

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

25 
Michelle Ladner, Plaintiff-Appellant

Date: 9-15-23

In Proper Person

428 Steed Circle

North Las Vegas, Nevada 89030

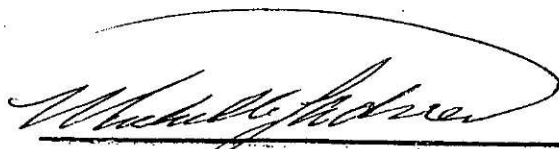
(702) 354-7586

CERTIFICATE OF MAILING

I certify that on the 15th day of September, 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 D 1
Las Vegas, Nevada
(89118)

Eugene T. Staten II
and Prekei Staten
101 Davis Ave.
Bloomfield, New Jersey
(07003)



Michelle Ladner, Plaintiff, Appellant
Improper 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. V. V. V.
DEPUTY CLERK

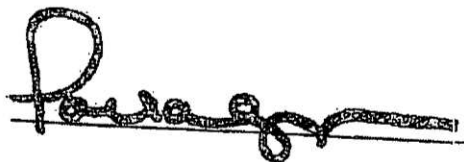
ORDER DIRECTING TRANSMISSION OF RECORD AND REGARDING
COUNSEL

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 26 2022

CLERK OF THE SUPREME COURT
STATE OF NEVADA
[Signature]

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

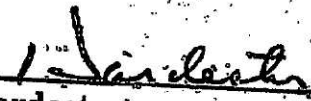
Exhibit H, Page 1

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.

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