

Original

FILED

SEP 29 2023

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT

BY Melissa Miller  
DEPUTY CLERK

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Michelle Ladner,

Plaintiff, Appellant

428 Steed Circle

North Las Vegas, Nevada

Urgent 89030

(702) 354-7580

Case No.: 85013-COR

District Court Case

No.: A-18-783443-C

Contains two Pages

Letter: September 26, 2023

Supplement to "Letter  
of September 25, 2023

Reply to this court's  
decision of my motion's  
for stay"

Plus the enclosed district  
Court decision order of  
June 13, 2022 \* (Injunction  
Order) No judgment, no bond  
or supersedeas bond to be paid

\* This supplement letter of  
September 26, 2023 is to  
accompany my letter of  
September 25, 2023

The Court of Appeals of  
the State of Nevada

Office of the Clerk  
201 South Carson Street  
Suite 201  
Carson City, Nevada 89701

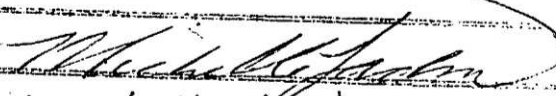
I am in very much need of  
a speed reply. I ask this  
Court with sincere respect  
to please expedite.

Regarding this supplement letter to my letter of  
September 25, 2023, the enclosed district Court decision  
order \* (Injunction Order), is enclosed to document that  
there was no judgment - there was no judgment against me,  
so there was no supersedeas bond or bond to be paid, and as

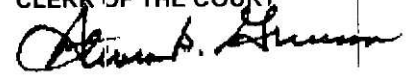


1 Stated, this supplement letter is to accompany my letter of  
2 September 25, 2023. I sincerely, respectfully ask this court  
3 to please expedite.

4 Respectfully,  
5 Submitted By:

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

13 Dated 9-26-23



1 ORDR

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4 Michelle Ladner, Plaintiff(s)

Case No.: A-18-783443-C

5 vs.

Dept. No.: XXIX

6 Eugene Stanten, II, Defendant(s)

7 DECISION OF THE BENCH TRIAL

8 The Court finds the following:

- 9 (1) The evidence in the Bench Trial shows that Michelle Ladner, by way of her own testimony, was  
10 periodically late on paying the mortgage payments.
- 11 (2) The evidence also shows that Eugene Stanten II was either not aware of the late payments to the  
12 mortgage company, or chose not to enforce the terms of the contract to which he was the author.
- 13 (3) Alchemy bought the property with notice of the possible issue with the "tenant" Ms. Ladner and  
14 was also put on notice that Ms. Ladner was claiming more than a tenant relationship to the property  
15 in question.

16 As this Court has been asked to sit in equity on this matter, the Court's Order is as follows:

- 17 (1) Alchemy is to obtain an appraisal of the property in question within 60 days from this Order.
- 18 (2) Ms. Ladner then will have the right of first refusal to purchase the property for the appraised value.  
19 Ms. Ladner will have 90 days from receipt of the appraisal to procure financing and submit the  
20 purchase to the title company for the minimum amount of the appraisal.
- 21 (3) If Ms. Ladner is unable to close on the property in question, Alchemy will go forward with the sale  
22 to a valid purchaser for the minimum of the appraised amount.
- 23 (4) Once the sale is concluded, the Court will divide the proceeds of sale. The proceeds will be  
24 distributed based upon each party submitting, in writing, their arguments as to their rights to the  
25 money received from the sale. The parties are to submit these briefs within 45 days of the close of  
26 escrow.
- 27 (5) Mr. Stanten will return to the Court the monies he received, \$4,816.64 from the sale of the property  
28

1 to Alchemy. These monies will be held in trust until the time when the parties submit their  
2 arguments as to their rights to the monies received.

3 (6) The Court will then prepare an Order regarding the distribution of the sale proceeds.  
4  
5

6 DATED this 9th day of June, 2022.  
7

8 HONORABLE DAVID M. JONES  
9 DISTRICT COURT JUDGE  
10 DEPARTMENT XXIX

11  
12 **CERTIFICATE OF SERVICE**

13 I hereby certify that I caused the forgoing Order to be electronically served, mailed or by  
14 placing a copy in the attorney's folder on the first floor of the Regional Justice Center as follows:  
15

- 16 Michelle Ladner  
17 Eugene T Stanten, II  
18 Prekei Stanten  
19 Michael Beede  
20 Richard S. Ehlers, ESQ  
21 Bryan Naddafi  
22 Matthew S. Carter

23 /s/ Melissa Delgado-Murphy

24 \_\_\_\_\_  
25 Melissa Delgado-Murphy  
26 Judicial Executive Assistant  
27 Department XXIX  
28