

IN THE SUPREME COURT OF THE STATE OF NEVADA

VEGAS UNITED INVESTMENT
SERIES 105, INC., A NEVADA
DOMESTIC CORPORATION,
Appellant,

vs.

CELTIC BANK CORPORATION,
SUCCESSOR-IN-INTEREST TO
SILVER STATE BANK BY
ACQUISITION OF ASSETS FROM THE
FDIC AS RECEIVER FOR SILVER
STATE BANK, A UTAH BANKING
CORPORATION ORGANIZED AND IN
GOOD STANDING WITH THE LAWS
OF THE STATE OF UTAH,
Respondent.

No. 74163

FILED

FEB 23 2018

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY  DEPUTY CLERK

ORDER TO SHOW CAUSE

This is an appeal from findings of fact, conclusions of law, and judgment in a judicial foreclosure action. Our preliminary review of the docketing statement and the documents submitted to this court pursuant to NRAP 3(g) reveals a potential jurisdictional defect. Specifically, it appears that the district court has not entered a final written judgment adjudicating all the rights and liabilities of all the parties, and the district court did not certify its judgment as final pursuant to NRCP 54(b). *Lee v. GNLV Corp.*, 116 Nev. 424, 996 P.2d 416 (2000); *KDI Sylvan Pools v. Workman*, 107 Nev. 340, 810 P.2d 1217 (1991); *Rae v. All American Life & Cas. Co.*, 95 Nev. 920, 605 P.2d 196 (1979). The claims against defendant below, Gibson Road, LLC, remain unresolved by final order. Although it appears that a default was entered against Gibson Road on March 28, 2016, it does not appear that a default judgment or other judgment was entered formally disposing of the claims against it. *See KDI Sylvan Pools, Inc.*, 107

Nev. at 342, 810 P.2d at 1219 (the final judgment rule requires that all claims be formally resolved, including claims that a party has abandoned or has no intention of pursuing).

Accordingly, appellant shall have 30 days from the date of this order to show cause why this appeal should not be dismissed for lack of jurisdiction. In responding to this order, appellant should provide points and authorities, as well as copies of any written district court orders formally resolving the outstanding claims. We caution that failure to demonstrate that this court has jurisdiction may result in the dismissal of this appeal. Respondent may file any reply within 11 days of service of appellant's response. The deadlines to file the transcript request form and opening brief and appendix are suspended pending further order of this court.

It is so ORDERED.

Dryden, C.J.

cc: Roger P. Croteau & Associates, Ltd.
Sylvester & Polednak, Ltd.