

IN THE SUPREME COURT OF THE STATE OF NEVADA

SFR INVESTMENTS POOL 1, LLC, A
LIMITED LIABILITY COMPANY,
Appellant,
vs.
MARCHAI B.T., A BANK TRUST,
Respondent.

No. 74416

FILED

MAR 01 2018

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY  DEPUTY CLERK

ORDER TO SHOW CAUSE

This is an appeal from a district court order finding in favor of respondent. Our initial review of the docketing statement and documents before this court reveals a potential jurisdictional defect. It appears that claims remain pending in the district court such that the challenged order is not appealable as a final judgment under NRAP 3A(b)(1). *See Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000) (defining a final judgment). As appellant indicates in its docketing statement, it appears that appellant's claims against US Bank and Cristela Perez remain pending in the district court. It also appears that respondent's claims against Wyeth Ranch Community Association and Alessi & Koenig, LLC, filed in the consolidated district court case, may remain pending. *See Mallin v. Farmers Ins. Exch.*, 106 Nev. 606, 609, 797 P.2d 978, 980 (1990) (explaining that where two cases have been consolidated in the district court, a final judgment is not entered until all claims against all parties have been resolved). Finally, it appears that respondent's complaint for judicial foreclosure remains pending. The complaint sought a judgment against the borrower in the amount of \$430,113.48, plus interest, and an order directing the sale of the property. NRS 40.430(1) requires that the judgment rendered in an action for the recovery of a debt secured by a mortgage or

other lien include the amount found due to the plaintiff. It does not appear that any written order renders a monetary judgment for respondent or orders the sale of the property.

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. Respondent may file any reply within 11 days of service of appellant's response. We caution appellant that failure to demonstrate that this court has jurisdiction may result in the dismissal of this appeal.

Briefing of this appeal is suspended pending further order of this court.

It is so ORDERED.

, C.J.

cc: Kim Gilbert Ebron
David J. Merrill, P.C.