

*Steven D. Grierson*

Electronically Filed  
Oct 15 2020 11:10 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

LINDSEY LICARI

(Name)

3564 SCORPION TRACK CT

(Mailing address)

LAS VEGAS, NV 89119

(City, state, zip code)

(702) 597-6657

(Telephone number)

LINDSEYLICARI143AOL.COM

(E-mail address)

LINDSEY LICARI

☒ Plaintiff/ ☐ Defendant/ ☐ Other (specify) \_\_\_\_\_

In Proper Person

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**



LINDSEY LICARI

Case No.: A-20-808737-C

Plaintiff(s),

Dept. No.: 11

vs.

NIKKI SIKALIS BOTT, an individual, NATIONAL  
TITLE COMPANY, a Nevada Corporation

Defendant(s).

Date of Hearing: N/A

Time of Hearing: N/A

**NOTICE OF APPEAL TO Supreme Court**

TO: (Opposing party's name) Nikki Sikalis Bott & National Title Company

(Opposing attorney's name) Angela Schoa

Pursuant to JCRCP 72, (check one box) ☒ Plaintiff/ ☐ Defendant/ ☐ Other (specify)

LINDSEY LICARI

, in proper person, does hereby appeal from each and every part of the judgment

entered in the District Court (insert date judgment filed) October 13, 2020, to the Supreme Court

in and for the above-named county and state.

The basis for the appeal is (briefly state basis):

FRAUD ON OF THE COURT, Plaintiff, Lindsey Licari gave clear and concise evidence of forgery, mortgage fraud, in which Elizabeth Gonzalez was bias and used a ruling in family court she knew to be false, Nikki Sikalis Bott was the Escrow Agent who financially benefited and also the notary who forged Mrs. Licari's name, making the deed invalid. Mr. Antee was part of slandering Title, so Rena Hughes ruling of community property is fabricated.

I acknowledge that I may be required to post an appeal bond and to pay all filing fees and costs of appeal, including the expense of a transcript of the trial before this appeal will be filed and considered by

1 the District Court. I further acknowledge that if the appeal is dismissed or the judgment is affirmed, I  
2 may be subject to reimbursing the other party for court costs and other expenses or damages as  
3 determined by the District Court and as allowed by law.

4 DATED (insert date): October 13, 2020.

5 I declare under penalty of perjury under the law of the State of  
6 Nevada that the foregoing is true and correct.

7 Lindsey Licari

(Signature)

8 LINDSEY LICARI

(Print Name)

9 ☒ Plaintiff/ ☐ Defendant/ ☐ Other, In Proper Person

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on *(insert date document mailed)* October 13, 2020, I served the foregoing, pursuant to JCRCP 5(b), by depositing a copy of the same in the United States Mail, postage prepaid, to the address listed below *(insert names and mailing addresses of opposing parties' attorneys, or opposing parties directly if no attorneys):*

Angela Ochoa Esq.

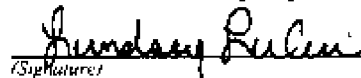
9908 Covington Cross Drive Suite 120

Las Vegas, NV 89144

*(insert date, signature, and name of person mailing document)*

DATED *(insert date):* October 13, 2020

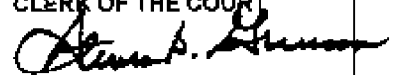
I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.



*(Signature)*

Lindsey Licari

*(Print name)*



LIPSON NEILSON P.C.  
JOSEPH P. GARIN, ESQ.  
Nevada Bar No. 6653  
ANGELA T. NAKAMURA OCHOA, ESQ.  
Nevada Bar No. 10164  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
Phone (702) 382-1500  
Fax (702) 382-1512  
[jgarin@lipsonneilson.com](mailto:jgarin@lipsonneilson.com)  
[aocchoa@lipsonneilson.com](mailto:aocchoa@lipsonneilson.com)  
*Attorneys for Defendants*  
*National Title Co. and*  
*Nikki Sikalis Bott*

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

\*\*\*

LINDSEY LICARI, an individual,

Plaintiff,

vs.

NIKKI SIKALIS BOTT, and individual;  
NATIONAL TITLE CO., a Nevada  
corporation; DOES I through X and ROE  
CORPORATIONS I through X, inclusive.

Defendants.

) Case No: A-20-808737-C

) Dept. No.: XI

) **FINDINGS OF FACT, CONCLUSIONS**  
) **OF LAW AND JUDGMENT**

Defendants Nikki Sikalis Bott and National Title Co., Motion for Summary Judgment,

Alternatively, to Enforce the Settlement and Plaintiff's Motion for Reconsideration on the

Motion for Leave to Amend to File Third Party Complaint(s) came on for hearing on October

6, 2020 at 9:00 a.m. In attendance was Angela Nakamura Ochoa, Esq. on behalf of

Defendants Nikki Sikalis Bott and National Title Co. (collectively "Defendants") and Lindsey

Licari in proper person.

At the onset of the hearing, Plaintiff Lindsey Licari ("Plaintiff" or "Licari") withdrew her

Motion for Reconsideration on the Motion for Leave to Amend to File Third Party

1 Complaint(s). Plaintiff further requested that the Motion for Summary Judgment that she filed  
2 on September 22, 2020 be heard concurrently with the instant matter. The Court Denied the  
3 Oral Motion.

4 The Court having reviewed the pleadings and papers on file, taking oral argument and  
5 for good cause showing, HEREBY FINDS the following:

6 **FINDINGS OF FACTS**

7 1. On June 26, 2018, Plaintiff Lindsey Licari aka Lindsey Antee ("Plaintiff") filed  
8 a Complaint for divorce against her husband Bobby Antee ("Bobby") in the Eighth Judicial  
9 District Court, Clark County, State of Nevada, case number D-18-573154-D (hereinafter  
10 "Divorce Action"). The case was assigned to Judge Rena Hughes.

12 2. On February 7 and 12, 2020, in support of her claims against her husband,  
13 Plaintiff testified in her Divorce Trial. The Divorce Trial included testimony from Plaintiff,  
14 Bobby and real estate agent, Linda Perdue regarding the facts and circumstances  
15 surrounding the purchase of the real property located at 9564 Scorpion Track, Las Vegas,  
16 Nevada.

18 3. On August 5, 2020, the Court issued and filed the Findings of Fact,  
19 Conclusions of Law and Decree of Divorce regarding the Divorce Action. As relevant here,  
20 the Findings of Fact, Conclusions of Law and Decree of Divorce included the following:

21 Plaintiff and her then-husband Bobby "purchased their home in January  
22 2018 and began the process of looking for a home sometime in  
23 November 2017."

24 Both Plaintiff and Bobby "were aware the student loans would need to  
25 be paid in order for Bobby to qualify for the mortgage necessary to  
26 purchase the home."

26 Both Plaintiff and Bobby "were achieving their goals of obtaining a  
27 community property residence. [Plaintiff] had knowledge that Bobby  
28 would need to pay off student loans and agreed to provide the funds  
necessary."

1 "[Plaintiff and her husband] discussed this very issue" of paying the  
2 student loans prior to the purchase of the property.

3 Bobby's realtor "emailed a closing disclosure to [Bobby and Plaintiff]. On  
4 the closing disclosure admitted as evidence, the payoffs for the student  
5 loans were listed."

6 Plaintiff and Bobby "were frustrated with the lender's requirements  
7 throughout the qualification and closing process."

8 The "lender required Bobby to pay off the student loans in order to close  
9 on the purchase of the marital home."

10 Plaintiff's "testimony [was] not credible when she [said] that she had no  
11 knowledge that Bobby's student loans would need to be paid in order to  
12 qualify for the mortgage to purchase the marital residence."

13 Plaintiff and Bobby "intended and agreed that [Plaintiff] would provide  
14 the funds for the down payment, escrow deposit, and to pay off certain  
15 pre-marriage debts owed by Bobby."

16 Plaintiff "drafted and signed the Letter of Agreement on the date of  
17 closing," and "send this Agreement to Bobby while he waited at the title  
18 company to finalize the purchase transaction."

19 "[T]here was a second draft of the Letter of Agreement."

20 "[T]he operative terms in common are that, in the event of divorce,  
21 [Plaintiff] would receive \$75,000, with the remaining equity divided  
22 50/50."

23 Plaintiff "communicated to Bobby she would not wire the funds to close  
24 the sale if he did not sign the Letter of Agreement."

25 "[Plaintiff's] testimony that she did not know she was wiring funds to  
26 close the sale is not credible."

27 "Lindsey went to a bank by herself and wired funds, utilizing instructions  
28 provided by the escrow company. By filling out a wire transfer form at  
the bank, her actions completed the process necessary for the purchase  
of the marital home."

Then, Plaintiff "sent a text message to Bobby that she was sending the  
money, that she would sign a quitclaim deed for the home, and go to  
heaven to be with her son."

"[Plaintiff] did not meet her burden of proof by clear and convincing  
evidence that [her husband] committed fraud against [Plaintiff] by having  
the marital home in his name alone at the time of purchase."

1 The "Grant, Bargain and Sale deed signed by [Plaintiff] at the closing  
2 transaction was required by lender in order to vest title in Bobby's name,  
3 as Bobby was the only one appearing on the mortgage."

4 "[Plaintiff] claims she did not sign the deed, but her testimony is not  
5 credible."

6 "The Grant, Bargain, and Sale Deed was signed by [Plaintiff] and  
7 stamped by a notary."

8 4. On January 17, 2020, Plaintiff filed her Complaint before this instant Court,  
9 alleging that Defendants National Title Co., and Nikki Sikalis Bott either forged her signature  
10 on a Grant Bargain Sale Deed concerning 9564 Scorpion Track or lied that Plaintiff  
11 executed the Grant Bargain Sale Deed.

12 5. Each and every one of the claims asserted against Defendants arises out of  
13 the aforementioned allegation concerning forgery.

14 6. At the time of the hearing, Plaintiff had a pending Motion for Summary  
15 Judgment that she had filed on September 22, 2020, which is now moot.

16 If any of these findings of fact should more properly be identified as a conclusion of  
17 law, then it shall be deemed a conclusion of law.

#### 18 **CONCLUSIONS OF LAW**

19 1. Summary Judgment is appropriate "when the pleadings and other evidence  
20 on file demonstrate that no 'genuine issue to any material fact [remains] and that the moving  
21 party is entitled to a judgment as a matter of law.'" *Wood v. Safeway, Inc.*, 121 Nev. 724,  
22 729, 121 P.3d 1026, 1029 (2005).

23 2. The doctrine of issue preclusion is appropriate where the moving party has  
24 established that "(1) the issue decided in the prior litigation must be identical to the issue  
25 presented in the current action; (2) the initial ruling must have been on the merits and  
26 have become final; (3) the party against whom the judgment is asserted must have been  
27  
28

1 a party or in privity to the prior litigation; and (4) the issue was actually and necessarily  
2 litigated." *Five Star Capital Corp. v. Ruby*, 124 Nev. 1048, 194 P.3d 709, 713 (2008).

3 3. "[A] final judgment has preclusive effect, even while on appeal." *Edwards v.*  
4 *Ghandour*, 123 Nev. 105, 115, 159 P.3d 1086, 1092, 2007 Nev. LEXIS 24, \*18, 123 Nev.  
5 Adv. Rep. 14 (2007) (also stating: "Although we necessarily focus on  
6 claim preclusion in this section, we note that the policies underlying claim preclusion apply  
7 equally to issue preclusion as well, and that a judgment on appeal retains its preclusive  
8 effect for purposes of both claim and issue preclusion).

9  
10 4. The Court finds that it is appropriate to apply issue preclusion as to Lindsey  
11 Licari because these issues, including whether the Grant Bargain Sale Deed was forged  
12 was fully litigated and decided in the Divorce Action and are central to the issues in this  
13 case.

14 5. After a trial, Judge Hughes issued her Findings of Fact Conclusions of Law  
15 and Decree of Divorce determinining that Lindsey Licari signed the Grant Bargain Sale  
16 Deed, making the decision final and on its merits; Lindsey Licari was a party to the Divorce  
17 Action and she is the plaintiff in this instant case. The issue regarding the alleged forgery  
18 was actually and necessarily litigated.  
19

20 If any of these conclusions of law should more properly be identified as a finding  
21 of fact, then it shall be deemed a finding of fact.

## 22 **ORDER AND JUDGMENT**

23 Based upon the above Findings of Fact and Conclusions of Law, the Court hereby  
24 ORDERED, ADJUDGES AND DECREES as follows:  
25

- 26 1. Defendants Motion for Summary Judgment is GRANTED.  
27 2. Defendants alternate request to enforce a settlement is DENIED as moot.  
28



3. Judgment is entered in favor of Defendants Nikki Sikalis Bott and National Title Co., and against Plaintiff Lindsey Licari.

4. The hearing on Plaintiff's Motion for Summary Judgment set for November 10, 2020 is hereby VACATED.

5. This is a final judgment.

Dated this 13th day of October, 2020.

JU ALEZ

Submitted by:  
LIPSON NEILSON P.C.

/s/ Angela Ochoa

Joseph P. Garin, Esq. (NV Bar No. 6653)  
Angela Ochoa, Esq. (NV Bar No. 10164)  
9900 Covington Cross Dr., Suite 120  
Las Vegas, NV 89144

*Attorneys for Defendants*

Approved as to form and content by:

REFUSED TO SIGN

Lindsey Licari  
9564 Scorpion Track Ct.  
Las Vegas, NV 89178  
Phone: 702-577-6657  
[lindseylicari114@aol.com](mailto:lindseylicari114@aol.com)

*Plaintiff Lindsey Licari In Proper Person*

## Juan Cerezo

---

**From:** Angela Ochoa  
**Sent:** Thursday, October 8, 2020 8:03 AM  
**To:** Juan Cerezo  
**Subject:** FW: Natl. Title adv. Licari

**From:** LINDSEY LICARI <lindseylicari14@aol.com>  
**Sent:** Wednesday, October 7, 2020 7:07 PM  
**To:** Angela Ochoa <AOchoa@lipsonneilson.com>  
**Subject:** Re: Natl. Title adv. Licari

Findings of fact or findings of corruption? Your a sick person and I prefer you stop contacting me with your bullshit. Just put in the order so I can appeal it and get to a honest court. Get some morals

Lindsey LiCari  
President/Founder  
Ayden's Army of Angels  
[www.aydensarmyofangels.org](http://www.aydensarmyofangels.org)  
[www.instagram.com/aydensarmyofangelsofficial](https://www.instagram.com/aydensarmyofangelsofficial)

On Oct 7, 2020, at 5:02 PM, Angela Ochoa <[AOchoa@lipsonneilson.com](mailto:AOchoa@lipsonneilson.com)> wrote:

Ms. Licari,  
Please find the attached Findings of Fact, Conclusions of Law and Judgment. Please advise if I have your authority to affix your electronic signature. If I do not hear from you by October 12, I will submit the same without your signature.  
Angela

<image001.jpg>  
Angela T. Nakamura Ochoa  
Attorney  
9900 Covington Cross Drive, Suite 120  
Las Vegas, NV 89144-7052  
cell phone: (702) 327-4989  
E-Mail: [aechoa@lipsonneilson.com](mailto:aechoa@lipsonneilson.com)  
Website: [www.lipsonneilson.com](http://www.lipsonneilson.com)

*Offices in Nevada, Michigan, Arizona & Colorado*

\*\*\*\*\*

\*

### CONFIDENTIALITY NOTICE

*This message is confidential, intended only for the named recipient(s) and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that*



1 ASTA

2  
3  
4  
5  
6 **IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE**  
7 **STATE OF NEVADA IN AND FOR**  
8 **THE COUNTY OF CLARK**

9 LINDSEY LICARI,

10 Plaintiff(s),

11 vs.

12  
13 NIKKI SIKALIS BOTT; NATIONAL TITLE CO.;  
14 LINDA NAW; ERA BROKERS; VALLEY WEST  
15 MORTGAGE; DREW LEVY; BOBBY ANTEE;  
16 ONE REALTY GROUP; MELISSA PARKER;  
17 MELANIE TREANOR; DEBBIE CONWAY;  
18 GREATER LAS VEGAS ASSOCIATION OF  
19 REALTORS; NEVADA REAL ESTATE  
20 DIVISION BUSINESS AND INDUSTRY;  
JENNINGS & FULTON LTD.; SHUMWAY VAN  
LTD.; JARED JENNINGS; ADAM FULTON;  
LOGAN WILLSON; GRAYSON MOULTON;  
GARRETT CHASE; LINDA STRATTON; INGRID  
TRUJILLO; DARYL MCCLOSKY; VATCHIE  
SAJIDIAN,

21 Defendant(s),

Case No: A-20-808737-C

Dept No: XI

22  
23  
24 **CASE APPEAL STATEMENT**

25 1. Appellant(s): Lindsey Licari

26 2. Judge: Elizabeth Gonzalez

27 3. Appellant(s): Lindsey Licari

28 Counsel:

Lindsey Licari  
9564 Scorpion Track Ct.  
Las Vegas, NV 89178

4. Respondent (s): Nikki Sikalis Bott; National Title Co.

Counsel:

Joseph P. Garin, Esq.  
9900 Covington Cross Dr., Suite 120  
Las Vegas, NV 89144

Respondent (s): Linda Naw; ERA Brokers; Valley West Mortgage; Drew Levy; Bobby Antee;  
One Realty Group; Melissa Parker; Melanie Treanor; Debbie Conway; Greater Las Vegas  
Association of Realtors; Nevada Real Estate Division Business and Industry; Jennings & Fulton  
Ltd.; Shumway Van Ltd.; Jared Jennings; Adam Fulton; Logan Willson; Grayson Moulton;  
Garrett Chase; Linda Stratton; Ingrid Trujillo; Daryl McClosky; Vatchie Sajidian

Counsel:

Unknown

5. Appellant(s)'s Attorney Licensed in Nevada: N/A  
Permission Granted: N/A

Respondent(s)'s Attorney Licensed in Nevada: Yes  
Permission Granted: N/A

Respondent(s)'s Attorney Licensed in Nevada: N/A  
Permission Granted: N/A

6. Has Appellant Ever Been Represented by Appointed Counsel In District Court: No

7. Appellant Represented by Appointed Counsel On Appeal: N/A

8. Appellant Granted Leave to Proceed in Forma Pauperis\*\*: N/A  
*\*\*Expires 1 year from date filed*  
Appellant Filed Application to Proceed in Forma Pauperis: No  
Date Application(s) filed: N/A

9. Date Commenced in District Court: January 17, 2020

10. Brief Description of the Nature of the Action: NEGLIGENCE - Other

Type of Judgment or Order Being Appealed: Judgment

11. Previous Appeal: No

Supreme Court Docket Number(s): N/A

12. Child Custody or Visitation: N/A

13. Possibility of Settlement: Unknown

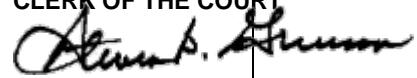
Dated This 14 day of October 2020.

Steven D. Grierson, Clerk of the Court

/s/ Heather Ungermann

Heather Ungermann, Deputy Clerk  
200 Lewis Ave  
PO Box 551601  
Las Vegas, Nevada 89155-1601  
(702) 671-0512

cc: Lindsey Licari



**TRANS**  
LINDSEY LICARI  
9564 SCORPION TRACK CT  
LAS VEGAS, NV 89178  
(702) 577-6657  
PLAINTIFF/LINDSEY ANTEE IN PROPER PERSON

DISTRICT COURT  
CLARK COUNTY, NEVADA

LINDSEY SHARRON LICARI,  
  
Plaintiff(s),  
  
-VS-  
  
NIKKI SIKALIS BOTT, an individual,  
NATIONAL TITLE COMPANY, a Nevada  
Corporation,  
  
Defendant(s).

CASE NO. A-20-808737-C  
DEPT. NO. 11

**REQUEST FOR TRANSCRIPTS**

TO: Dan Kutinac

Lindsey Licari , Plaintiff named above, requests preparation of a rough draft  
transcript of certain portions of the proceedings before the district court, as follows:

Judge Elizabeth Gonzalez heard the proceedings:

Requesting Transcript for A-20-808737-C

I am requesting all transcripts of all hearings

1 Copy requested

This notice requests a transcript of only those portions of the district court proceedings  
that counsel reasonably and in good faith believes are necessary to determine whether  
appellate issues are present. Voir dire examination of jurors, opening statements and

1 closing arguments of trial counsel, and the reading of jury instructions shall not be  
2 transcribed unless specifically requested above.

3 I recognize that I must serve a copy of this form on the above named court  
4 reporter and opposing counsel, and that the above named court reporter shall have ten  
5 (10) days from the receipt of this notice to prepare and submit to the district court the  
6 rough draft transcript requested herein.

7  
8 Dated this 13 day of October , 2020

9  
10 *Lindsey Licari*

11 SIGNATURE

12 LINDA EY ANTEE

13 9564 SCORPION TRACK CT

14 LAS VEGAS, NV 89178

15 **CERTIFICATE OF SERVICE**

16 Pursuant to N.R.C.P. 5(b), I hereby certify I am PLAINTIFF In Proper Person, LINDSEY LICARI and that  
17 on the 13th day of October, 2020, I caused a true and correct copy of the foregoing **REQUEST FOR**  
**TRANSCRIPTS OF PROCEEDINGS** to be served as follows:

18 \_\_\_\_\_ by depositing in the United States Mail, first-class postage prepaid, at Las Vegas, Nevada,  
19 enclosed in a sealed envelope; or

20  
21 \_\_\_\_\_ by facsimile transmission, pursuant to E.D.C.R. 7.26, as indicated below; or

22  
23   X   by electronic service, pursuant to N.E.F.C.R. 9 and Administrative Order 14-2, as  
24 indicated below:

25 Lipson Neilson P.C  
26 JOSEPH P. GARIN, ESQ  
27 Nevada Bar No. 6653  
28 ANGELA T. NAKAMURA OCHOA, ESQ.  
Nevada Bar No. 10164  
9900 COVINGTON CROSS DRIVE, SUITE 120

1 LAS VEGAS, NV 89144  
2 (702) 382-1500  
3 [JGARIN@LIPSONNEILSON.COM](mailto:JGARIN@LIPSONNEILSON.COM)  
4 AOCHOA@LIPSONNEILSON.COM  
5 Attorneys for Defendant(S)  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



**CASE SUMMARY****CASE NO. A-20-808737-C**

**Lindsey Licari, Plaintiff(s)**  
**vs.**  
**Nikki Bott, Defendant(s)**

§  
 §  
 §  
 §  
 §

Location: **Department 11**  
 Judicial Officer: **Gonzalez, Elizabeth**  
 Filed on: **01/17/2020**  
 Cross-Reference Case Number: **A808737**

**CASE INFORMATION****Statistical Closures**

10/13/2020 Summary Judgment

Case Type: **Negligence - Other Negligence**

Case Status: **10/13/2020 Closed**











**DATE****CASE ASSIGNMENT****Current Case Assignment**

Case Number A-20-808737-C  
 Court Department 11  
 Date Assigned 01/17/2020  
 Judicial Officer Gonzalez, Elizabeth

**PARTY INFORMATION**

<b>Plaintiff</b>	<b>Licari, Lindsey</b>	<i>Lead Attorneys</i>
		<b>Pro Se</b>
		7025776657(H)
<b>Defendant</b>	<b>Antee, Bobby</b>	
	<b>Bott, Nikki Sikalis</b>	<b>Garin, Joseph P</b>
		<i>Retained</i>
		702-382-1500(W)
	<b>Chase, Garrett</b>	
	<b>Conway, Debbie</b>	
	<b>Era Brokers</b>	
	<b>Fulton, Adam</b>	
	<b>Greater Las Vegas Association of Realtors</b>	
	<b>Jennings &amp; Fulton Ltd</b>	
	<b>Jennings, Jared</b>	
	<b>Levy, Drew</b>	
	<b>McClosky, Daryl</b>	
	<b>Moulton, Grayson</b>	
	<b>National Title Co.</b>	<b>Garin, Joseph P</b>
		<i>Retained</i>
		702-382-1500(W)
	<b>Naw, Linda</b>	
	<b>Nevada Real Estate Division Business and Industry</b>	
	<b>One Realty Group</b>	

**CASE SUMMARY****CASE NO. A-20-808737-C****Parker, Melissa****Sajidian, Vatche****Shumway Van Ltd****Stratton, Linda****Treanor, Melanie****Trujillo, Ingrid****Valley West Mortgage****Willson, Logan****Arbitrator****Apple, Robert M.**

DATE	EVENTS & ORDERS OF THE COURT	INDEX
	<b><u>EVENTS</u></b>	
01/17/2020	 Initial Appearance Fee Disclosure Filed By: Plaintiff Licari, Lindsey <i>Initial Appearance Fee Disclosure</i>	
01/17/2020	 Complaint Filed By: Plaintiff Licari, Lindsey <i>Complaint</i>	
01/17/2020	 Summons Electronically Issued - Service Pending Party: Plaintiff Licari, Lindsey <i>Summons Electronically Issued</i>	
02/05/2020	 Affidavit of Service Filed By: Plaintiff Licari, Lindsey <i>Affidavit of Service of Summons; Complaint; Initial Appearance Fee Disclosure</i>	
02/20/2020	 Answer to Complaint Filed by: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Answer to Plaintiff's Complaint and Affirmative Defenses</i>	
02/20/2020	 Initial Appearance Fee Disclosure Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Initial Appearance Fee Disclosure</i>	
04/07/2020	 Appointment of Arbitrator <i>Appointment of Arbitrator</i>	
04/28/2020	 ADR - Change of Status Filed by: Arbitrator Apple, Robert M. <i>Change of Status</i>	
04/29/2020	 ADR - Action Required <i>Action Required - settled</i>	
05/22/2020	 Motion Filed By: Plaintiff Licari, Lindsey <i>Motion to Withdraw as Attorney of Record</i>	

# CASE SUMMARY

CASE NO. A-20-808737-C

05/22/2020	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
05/28/2020	 Offer of Judgment Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants Offer of Judgment</i>
06/03/2020	 Opposition to Motion For Summary Judgment Filed By: Plaintiff Licari, Lindsey <i>Opposition to Motion For Summary Judgment</i>
06/19/2020	 Disclosure of Documents and Witnesses Pursuant to NRCP 16.1 Filed By: Plaintiff Licari, Lindsey <i>National Title Witnesses</i>
07/07/2020	 Motion for Leave to File <i>Motion Leave of the Court to File Third Party Complaints</i>
07/07/2020	 Order to Withdraw as Attorney of Record Filed by: Plaintiff Licari, Lindsey <i>Order Granting Motion to Withdraw as Attorney of Record</i>
07/08/2020	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
07/09/2020	 Notice of Entry Filed By: Plaintiff Licari, Lindsey <i>Notice of Entry of Order Granting Motion to Withdraw as Attorney of Record</i>
07/12/2020	 Supplement Filed by: Plaintiff Licari, Lindsey <i>Supplemental Exhibits for Leave of the Court to Filed Third Party Complaints</i>
07/13/2020	 Request for Exemption From Arbitration Filed by: Plaintiff Licari, Lindsey <i>Exemption from arbitration</i>
07/14/2020	 Notice of Early Arbitration Conference Filed By: Arbitrator Apple, Robert M. <i>Notice of Early Arbitration Conference</i>
07/20/2020	 Opposition to Request for Exemption Filed by: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Opposition to the Request for Exemption from Arbitration</i>
07/20/2020	 Opposition Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Opposition to the Motion for Leave to File Third Party Complaints</i>
07/29/2020	 Commissioners Decision on Request for Exemption - Granted <i>Commissioner's Decision on Request for Exemption</i>

# CASE SUMMARY

CASE NO. A-20-808737-C

08/02/2020	 Amended Complaint Filed By: Plaintiff Licari, Lindsey <i>Complaint ( Amended )</i>
08/02/2020	 ADR - Change of Status Filed by: Arbitrator Apple, Robert M. <i>Change of Status</i>
08/02/2020	 Arbitrators Bill for Fees and Costs Filed By: Arbitrator Apple, Robert M. <i>Arbitrator's Bill for Fees and Costs</i>
08/03/2020	 Lis Pendens Filed By: Plaintiff Licari, Lindsey <i>Notice Of Lis Pendens</i>
08/04/2020	 Objection to Arbitrator's Bill for Fees and/or Costs Filed by: Plaintiff Licari, Lindsey <i>OBJECTION TO ARBITRATORS BILL</i>
08/06/2020	 Supplemental Filed by: Plaintiff Licari, Lindsey <i>Supplemental for Motion to Grant Leave to Amend Complaint and Supplemental for Lis Pendens</i>
08/06/2020	 Exhibits Filed By: Plaintiff Licari, Lindsey <i>Exhibit 1</i>
08/10/2020	 Exhibits Filed By: Plaintiff Licari, Lindsey <i>Exhibit 1</i>
08/10/2020	 Motion to Reconsider Filed By: Plaintiff Licari, Lindsey <i>Motion for Reconsideration to Amend Complaint and Notice of Lis Pendens</i>
08/10/2020	 Exhibits Filed By: Plaintiff Licari, Lindsey <i>Exhibit 1</i>
08/10/2020	 Notice of Lis Pendens Filed by: Plaintiff Licari, Lindsey <i>Notice of Lis Pendens</i>
08/12/2020	 Clerk's Notice of Nonconforming Document <i>Clerk's Notice of Nonconforming Document</i>
08/12/2020	 Amended Complaint Filed By: Plaintiff Licari, Lindsey <i>Complaint (Amended)</i>
08/12/2020	 Exhibits Filed By: Plaintiff Licari, Lindsey

**CASE SUMMARY**

**CASE NO. A-20-808737-C**

*Exhibits for Motion for Reconsideration*

08/12/2020	 Notice of Lis Pendens Filed by: Plaintiff Licari, Lindsey <i>Notice of Lis Pendens</i>
08/13/2020	 Clerk's Notice of Nonconforming Document and Curative Action <i>Clerk's Notice of Curative Action</i>
08/17/2020	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
08/18/2020	 Motion for Summary Judgment Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Motion for Summary Judgment Alternatively, to Enforce the Settlement</i>
08/19/2020	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
08/21/2020	 Commissioner's Decision on Objection to Arbitrator <i>Commissioner's Ruling on Objection to Arbitrator's Bill for Fees and Costs</i>
08/24/2020	 Opposition to Motion Filed By: Plaintiff Licari, Lindsey <i>Plaintiff's Opposition to Defendants Motion for Summary Judgment or Alternatively to Enforce Settlement</i>
08/24/2020	 Exhibits Filed By: Plaintiff Licari, Lindsey <i>EXHIBITS FOR OPPOSITION TO DEFENDANTS SUMMARY JUDGEMENT</i>
08/26/2020	 Opposition to Motion Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Opposition to the Motion for Reconsideration on the Motion for Leave to File Third Amended Complaints</i>
09/15/2020	 Reply in Support Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Defendants' Reply in Support of their Motion for Summary Judgment Alternatively, to Enforce the Settlement</i>
09/16/2020	 Notice Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co. <i>Notice of Plaintiff's Subsequently Filed Complaints in other Courts</i>
09/17/2020	 Order Denying Motion <i>Order Denying the Motion for Leave to File Third Party Complaints</i>
09/17/2020	 Reply in Support Filed By: Plaintiff Licari, Lindsey <i>Reply in Support of Defendant's Reply in Support of Their Motion for Summary Judgment, Alternatively to Enforce the Settlement</i>
09/19/2020	 Motion for Summary Judgment

# CASE SUMMARY

CASE NO. A-20-808737-C

Filed By: Plaintiff Licari, Lindsey  
*Summary Judgment*

09/19/2020



Exhibits

Filed By: Plaintiff Licari, Lindsey  
*Exhibits*

09/19/2020



Ex Parte Motion

Filed By: Plaintiff Licari, Lindsey  
*Ex Parte Motion for Continuance*

09/22/2020



Clerk's Notice of Nonconforming Document

*Clerk's Notice of Nonconforming Document*

09/22/2020



Exhibits

Filed By: Plaintiff Licari, Lindsey  
*exhibits for summary judgement*

09/23/2020



Clerk's Notice of Nonconforming Document and Curative Action

*Clerk's Notice of Curative Action*

09/23/2020



Clerk's Notice of Hearing

*Notice of Hearing*

09/23/2020



Clerk's Notice of Nonconforming Document and Curative Action

*Clerk's Notice of Nonconforming Document and Curative Action*

10/12/2020



Notice of Entry of Order

Filed By: Defendant Bott, Nikki Sikalis; Defendant National Title Co.  
*Notice of Entry of Order Denying the Motion for Leave to File Third Party Complaints*

10/13/2020



Findings of Fact, Conclusions of Law and Judgment

*Findings of Fact, Conclusions of Law and Judgment*

10/13/2020



Order to Statistically Close Case

*Civil Order to Statistically Close Case*

10/13/2020



Notice of Appeal

Filed By: Plaintiff Licari, Lindsey  
*Notice of Appeal*

10/13/2020



Notice of Entry of Order

Filed By: Plaintiff Licari, Lindsey  
*NOTICE OF ENTRY OF ORDER OR JUDGMENT*

10/13/2020



Transcript of Proceedings

Party: Plaintiff Licari, Lindsey  
*transcripts*

10/13/2020



Motion

Filed By: Plaintiff Licari, Lindsey  
*Plaintiff's Motion to Dismiss Due to Fraud on the Court*

# CASE SUMMARY

CASE NO. A-20-808737-C

10/13/2020



Exhibits

Filed By: Plaintiff Licari, Lindsey  
*exhibits*

10/14/2020



Clerk's Notice of Hearing

*Notice of Hearing*

10/14/2020



Case Appeal Statement

Filed By: Plaintiff Licari, Lindsey  
*Case Appeal Statement*

## DISPOSITIONS

10/13/2020

**Summary Judgment** (Judicial Officer: Gonzalez, Elizabeth)

Debtors: Lindsey Licari (Plaintiff)

Creditors: Nikki Sikalis Bott (Defendant), National Title Co. (Defendant)

Judgment: 10/13/2020, Docketed: 10/14/2020

## HEARINGS

06/26/2020



**Motion to Withdraw as Counsel** (3:00 AM) (Judicial Officer: Gonzalez, Elizabeth)

*Motion to Withdraw as Attorney of Record*

Granted;

Journal Entry Details:

*Upon review of the papers and pleadings on file in this Matter, as proper service has been provided, this Court notes no opposition has been filed. Accordingly, pursuant to EDCR 2.20 (e) the Motion to Withdraw is deemed unopposed. Therefore, good cause appearing, COURT ORDERED, motion is GRANTED. Moving Counsel is to prepare and submit an order including the last known address, email address, and all upcoming dates including all dates for pretrial compliance with NRCP 16.1 within ten (10) days and distribute a filed copy to all parties involved in this matter. The Court notes an opposition to motion for summary judgment was filed by Ms. Licari; however, no motion for summary judgment has been filed. This matter appears to have settled in arbitration based upon the April 29, 2020 filing. However, an offer of judgment was filed on May 28, 2020. If the matter has not been resolved between the parties, it appears the arbitrator needs to reset the arbitration hearing. CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 6-29-20;*

08/07/2020



**Motion for Leave** (3:00 AM) (Judicial Officer: Gonzalez, Elizabeth)

*Plaintiff's Motion Leave of the Court to File Third Party Complaints*

Denied;

Journal Entry Details:

*The Court, having reviewed the motion to file a third party complaint and amend lis pendens and the related briefing and being fully informed, DENIES the motion. Movant failed to provide copy of the proposed pleadings as exhibits as required by EDCR 2.30(a). Counsel for Defendant is directed to submit a proposed order approved by opposing counsel consistent with the foregoing within ten (10) days and distribute a filed copy to all parties involved in this matter. This Decision sets forth the Court's intended disposition on the subject but anticipates further order of the Court to make such disposition effective as an order. CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 8-10-20;*

09/17/2020



**Minute Order** (9:59 AM) (Judicial Officer: Gonzalez, Elizabeth)

*Minute Order Resetting Motion for Reconsideration*

Minute Order - No Hearing Held;



Journal Entry Details:

*At the Court's request, Plaintiff's Motion for Reconsideration to Amend Complaint and Notice of Lis Pendens is RESET from September 18, 2020 in chambers to September 22, 2020. 9-22-20 9:00 AM PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS...DEFENDANTS' MOTION FOR SUMMARY JUDGMENT, ALTERNATIVELY, TO ENFORCE THE SETTLEMENT CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 9-17-20;*

EIGHTH JUDICIAL DISTRICT COURT

**CASE SUMMARY**

**CASE NO. A-20-808737-C**

09/21/2020	 <b>Minute Order</b> (8:41 AM) (Judicial Officer: Gonzalez, Elizabeth) <i>Minute Order regarding Ex Parte Motion for Continuance</i> Granted; Journal Entry Details: <i>COURT ORDERED, based upon the ex parte motion to continue, the matters set for September 22, 2020 are CONTINUED to October 6, 2020. 10-6-20 9:00 AM DEFENDANTS' MOTION FOR SUMMARY JUDGMENT, ALTERNATIVELY, TO ENFORCE THE SETTLEMENT...PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS CLERK'S NOTE: Parties notified by distributing a copy of this minute order via electronic mail. / dr 9-21-20;</i>
10/06/2020	<b>Motion For Reconsideration</b> (9:00 AM) (Judicial Officer: Gonzalez, Elizabeth) <i>Plaintiff's Motion for Reconsideration to Amend Complaint and Notice of Lis Pendens</i> Ex Parte Motion for Continuance Withdrawn;
10/06/2020	<b>Motion for Summary Judgment</b> (9:00 AM) (Judicial Officer: Gonzalez, Elizabeth) <i>Defendants' Motion for Summary Judgment Alternatively, to Enforce the Settlement</i> Ex Parte Motion for Continuance Granted;
10/06/2020	 <b>All Pending Motions</b> (9:00 AM) (Judicial Officer: Gonzalez, Elizabeth) Matter Heard; Journal Entry Details: <i>PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS...DEFENDANTS' MOTION FOR SUMMARY JUDGMENT ALTERNATIVELY, TO ENFORCE THE SETTLEMENT Both sides appeared by telephone. PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS: Ms. Licari advised she WITHDRAWS her request to amend her complaint but would like her motion for summary judgment added to this hearing and continued. COURT ORDERED, that request is DENIED. DEFENDANTS' MOTION FOR SUMMARY JUDGMENT ALTERNATIVELY, TO ENFORCE THE SETTLEMENT: Following arguments by Ms. Ochoa and Ms. Licari, COURT ORDERED, motion GRANTED on the basis of issue preclusion; it applies against Ms. Licari because these issues were fully litigated previously before Judge Hughes and her findings are central to the issues in this case. 11-10-20 9:00 AM PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT ;</i>
11/10/2020	<b>CANCELED Motion for Summary Judgment</b> (9:00 AM) (Judicial Officer: Gonzalez, Elizabeth) <i>Vacated</i> <i>Plaintiff's Motion for Summary Judgment</i>
11/17/2020	<b>Motion to Dismiss</b> (9:00 AM) (Judicial Officer: Gonzalez, Elizabeth) <i>Plaintiff's Motion to Dismiss Due to Fraud on the Court</i>

DATE	FINANCIAL INFORMATION
	<b>Defendant</b> Bott, Nikki Sikalis Total Charges 30.00 Total Payments and Credits 30.00 <b>Balance Due as of 10/14/2020 0.00</b>
	<b>Defendant</b> National Title Co. Total Charges 423.00 Total Payments and Credits 423.00 <b>Balance Due as of 10/14/2020 0.00</b>
	<b>Plaintiff</b> Licari, Lindsey Total Charges 494.00 Total Payments and Credits 494.00 <b>Balance Due as of 10/14/2020 0.00</b>



**CASE SUMMARY**

**CASE NO. A-20-808737-C**

## DISTRICT COURT CIVIL COVER SHEET CASE NO: A-20-808737-C

County, Nevada

Department 11

Case No. \_\_\_\_\_

(Assigned by Clerk's Office)

**I. Party Information** (provide both home and mailing addresses if different)

Plaintiff(s) (name/address/phone): Lindsey Licari 9564 Scorpion Track Ct. Las Vegas, NV 89178	Defendant(s) (name/address/phone): Nikki Sikalis Bott; National Title Co. c/o 7251 W. Lake Mead Blvd., Ste. 350 Las Vegas, NV 89128
Attorney (name/address/phone): Jared B. Jennings, Esq., Adam R. Fulton, Esq., Logan G. Willson, Esq. 2580 Sorrel Street Las Vegas, NV 89146 702-979-3565	Attorney (name/address/phone):


**II. Nature of Controversy** (please select the one most applicable filing type below)**Civil Case Filing Types**

<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input checked="" type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	<b>Torts</b> <b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
<b>Probate</b> <b>Probate</b> (select case type and estate value) <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate <b>Estate Value</b> <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	<b>Judicial Review/Appeal</b> <b>Judicial Review</b> <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency <b>Nevada State Agency Appeal</b> <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
<b>Civil Writ</b> <b>Civil Writ</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ		<b>Other Civil Filing</b> <b>Other Civil Filing</b> <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

Business Court filings should be filed using the Business Court civil coversheet.

January 17, 2020

Date

  
 Signature of initiating party or representative

See other side for family-related case filings.

# DISTRICT COURT CIVIL COVER SHEET

County, Nevada  
Case No. \_\_\_\_\_  
(Assigned by Clerk's Office)

**CASE NO: A-20-808737-C**  
**Department 11**

## I. Party Information *(provide both home and mailing addresses if different)*

Plaintiff(s) (name/address/phone): <div style="text-align: center;">Lindsey Licari 9564 Scorpion Track Ct Las Vegas, NV 89178</div>	Defendant(s) (name/address/phone): <div style="text-align: center;">Nikki Sikalis Bott, an individual National Title Company</div>
Attorney (name/address/phone):	Attorney (name/address/phone): <div style="text-align: center;">Lipson Neilson P.C. Joseph Garin ESQ 9900 Covington Cross Drive Suite 120 Las Vegas, NV 89144</div>

## II. Nature of Controversy *(please select the one most applicable filing type below)*

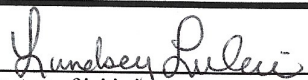
### Civil Case Filing Types

<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	<b>Torts</b> <b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
<b>Probate</b> <b>Probate</b> <i>(select case type and estate value)</i> <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate <b>Estate Value</b> <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	<b>Judicial Review/Appeal</b> <b>Judicial Review</b> <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency <b>Nevada State Agency Appeal</b> <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
<b>Civil Writ</b> <b>Civil Writ</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ		<b>Other Civil Filing</b> <b>Other Civil Filing</b> <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input checked="" type="checkbox"/> Other Civil Matters

*Business Court filings should be filed using the Business Court civil coversheet.*

June 3, 2020

Date

  
 Signature of initiating party or representative

*See other side for family-related case filings.*

# DISTRICT COURT CIVIL COVER SHEET

County, Nevada

Case No. \_\_\_\_\_

(Assigned by Clerk's Office)

**CASE NO: A-20-808737-C**  
**Department 11**

## I. Party Information *(provide both home and mailing addresses if different)*

Plaintiff(s) (name/address/phone): <div style="text-align: center;">Lindsey Licari 9564 Scorpion Track Ct Las Vegas, NV 89178</div>	Defendant(s) (name/address/phone): <div style="text-align: center;">Nikki Sikalis Bott National Title Company</div>
Attorney (name/address/phone): 	Attorney (name/address/phone): <div style="text-align: center;">Lipson neilson Angela Ochoa</div>

## II. Nature of Controversy *(please select the one most applicable filing type below)*

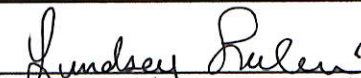
### Civil Case Filing Types

<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	<b>Torts</b> <b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
<b>Probate</b> <b>Probate</b> <i>(select case type and estate value)</i> <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate <b>Estate Value</b> <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	<b>Judicial Review/Appeal</b> <b>Judicial Review</b> <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency <b>Nevada State Agency Appeal</b> <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
<b>Civil Writ</b> <b>Civil Writ</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input checked="" type="checkbox"/> Other Civil Writ		<b>Other Civil Filing</b> <b>Other Civil Filing</b> <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

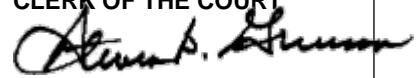
*Business Court filings should be filed using the Business Court civil coversheet.*

**06/019/2020**

Date

  
 Signature of initiating party or representative

*See other side for family-related case filings.*



LIPSON NEILSON P.C.  
JOSEPH P. GARIN, ESQ.  
Nevada Bar No. 6653  
ANGELA T. NAKAMURA OCHOA, ESQ.  
Nevada Bar No. 10164  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
Phone (702) 382-1500  
Fax (702) 382-1512  
[jgarin@lipsonneilson.com](mailto:jgarin@lipsonneilson.com)  
[aocchoa@lipsonneilson.com](mailto:aocchoa@lipsonneilson.com)  
*Attorneys for Defendants*  
*National Title Co. and*  
*Nikki Sikalis Bott*

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

\* \* \*

LINDSEY LICARI, an individual,	) Case No: A-20-808737-C
	) Dept. No.: XI
Plaintiff,	)
vs.	) <b>FINDINGS OF FACT, CONCLUSIONS</b>
	) <b>OF LAW AND JUDGMENT</b>
NIKKI SIKALIS BOTT, and individual;	)
NATIONAL TITLE CO., a Nevada	)
corporation; DOES I through X and ROE	)
CORPORATIONS I through X, inclusive.	)
	)
Defendants.	)
_____	)

Defendants Nikki Sikalis Bott and National Title Co., Motion for Summary Judgment, Alternatively, to Enforce the Settlement and Plaintiff's Motion for Reconsideration on the Motion for Leave to Amend to File Third Party Complaint(s) came on for hearing on October 6, 2020 at 9:00 a.m. In attendance was Angela Nakamura Ochoa, Esq. on behalf of Defendants Nikki Sikalis Bott and National Title Co. (collectively "Defendants") and Lindsey Licari in proper person.

At the onset of the hearing, Plaintiff Lindsey Licari ("Plaintiff" or "Licari") withdrew her Motion for Reconsideration on the Motion for Leave to Amend to File Third Party

1 Complaint(s). Plaintiff further requested that the Motion for Summary Judgment that she filed  
2 on September 22, 2020 be heard concurrently with the instant matter. The Court Denied the  
3 Oral Motion.

4 The Court having reviewed the pleadings and papers on file, taking oral argument and  
5 for good cause showing, HEREBY FINDS the following:

6 **FINDINGS OF FACTS**

7 1. On June 26, 2018, Plaintiff Lindsey Licari aka Lindsey Antee ("Plaintiff") filed  
8 a Complaint for divorce against her husband Bobby Antee ("Bobby") in the Eighth Judicial  
9 District Court, Clark County, State of Nevada, case number D-18-573154-D (hereinafter  
10 "Divorce Action"). The case was assigned to Judge Rena Hughes.

11 2. On February 7 and 12, 2020, in support of her claims against her husband,  
12 Plaintiff testified in her Divorce Trial. The Divorce Trial included testimony from Plaintiff,  
13 Bobby and real estate agent, Linda Perdue regarding the facts and circumstances  
14 surrounding the purchase of the real property located at 9564 Scorpion Track, Las Vegas,  
15 Nevada.  
16

17 3. On August 5, 2020, the Court issued and filed the Findings of Fact,  
18 Conclusions of Law and Decree of Divorce regarding the Divorce Action. As relevant here,  
19 the Findings of Fact, Conclusions of Law and Decree of Divorce included the following:  
20

21 Plaintiff and her then-husband Bobby "purchased their home in January  
22 2018 and began the process of looking for a home sometime in  
23 November 2017."

24 Both Plaintiff and Bobby "were aware the student loans would need to  
25 be paid in order for Bobby to qualify for the mortgage necessary to  
26 purchase the home."

27 Both Plaintiff and Bobby "were achieving their goals of obtaining a  
28 community property residence. [Plaintiff] had knowledge that Bobby  
would need to pay off student loans and agreed to provide the funds  
necessary."



1 "[Plaintiff and her husband] discussed this very issue" of paying the  
2 student loans prior to the purchase of the property.

3 Bobby's realtor "emailed a closing disclosure to [Bobby and Plaintiff]. On  
4 the closing disclosure admitted as evidence, the payoffs for the student  
5 loans were listed."

6 Plaintiff and Bobby "were frustrated with the lender's requirements  
7 throughout the qualification and closing process."

8 The "lender required Bobby to pay off the student loans in order to close  
9 on the purchase of the marital home."

10 Plaintiff's "testimony [was] not credible when she [said] that she had no  
11 knowledge that Bobby's student loans would need to be paid in order to  
12 qualify for the mortgage to purchase the marital residence."

13 Plaintiff and Bobby "intended and agreed that [Plaintiff] would provide  
14 the funds for the down payment, escrow deposit, and to pay off certain  
15 pre-marriage debts owed by Bobby."

16 Plaintiff "drafted and signed the Letter of Agreement on the date of  
17 closing," and "send this Agreement to Bobby while he waited at the title  
18 company to finalize the purchase transaction."

19 "[T]here was a second draft of the Letter of Agreement."

20 "[T]he operative terms in common are that, in the event of divorce,  
21 [Plaintiff] would receive \$75,000, with the remaining equity divided  
22 50/50."

23 Plaintiff "communicated to Bobby she would not wire the funds to close  
24 the sale if he did not sign the Letter of Agreement."

25 "[Plaintiff's] testimony that she did not know she was wiring funds to  
26 close the sale is not credible."

27 "Lindsey went to a bank by herself and wired funds, utilizing instructions  
28 provided by the escrow company. By filling out a wire transfer form at  
the bank, her actions completed the process necessary for the purchase  
of the marital home."

Then, Plaintiff "sent a text message to Bobby that she was sending the  
money, that she would sign a quitclaim deed for the home, and go to  
heaven to be with her son."

"[Plaintiff] did not meet her burden of proof by clear and convincing  
evidence that [her husband] committed fraud against [Plaintiff] by having  
the marital home in his name alone at the time of purchase."

1 The "Grant, Bargain and Sale deed signed by [Plaintiff] at the closing  
2 transaction was required by lender in order to vest title in Bobby's name,  
3 as Bobby was the only one appearing on the mortgage."

4 "[Plaintiff] claims she did not sign the deed, but her testimony is not  
5 credible."

6 "The Grant, Bargain, and Sale Deed was signed by [Plaintiff] and  
7 stamped by a notary."

8 4. On January 17, 2020, Plaintiff filed her Complaint before this instant Court,  
9 alleging that Defendants National Title Co., and Nikki Sikalis Bott either forged her signature  
10 on a Grant Bargain Sale Deed concerning 9564 Scorpion Track or lied that Plaintiff  
11 executed the Grant Bargain Sale Deed.

12 5. Each and every one of the claims asserted against Defendants arises out of  
13 the aforementioned allegation concerning forgery.

14 6. At the time of the hearing, Plaintiff had a pending Motion for Summary  
15 Judgment that she had filed on September 22, 2020, which is now moot.

16 If any of these findings of fact should more properly be identified as a conclusion of  
17 law, then it shall be deemed a conclusion of law.

18 **CONCLUSIONS OF LAW**

19 1. Summary Judgment is appropriate "when the pleadings and other evidence  
20 on file demonstrate that no 'genuine issue to any material fact [remains] and that the moving  
21 party is entitled to a judgment as a matter of law.'" *Wood v. Safeway, Inc.*, 121 Nev. 724,  
22 729, 121 P.3d 1026, 1029 (2005).

23 2. The doctrine of issue preclusion is appropriate where the moving party has  
24 established that "(1) the issue decided in the prior litigation must be identical to the issue  
25 presented in the current action; (2) the initial ruling must have been on the merits and  
26 have become final; (3) the party against whom the judgment is asserted must have been  
27  
28



1 a party or in privity to the prior litigation; and (4) the issue was actually and necessarily  
2 litigated.” *Five Star Capital Corp. v. Ruby*, 124 Nev. 1048, 194 P.3d 709, 713 (2008).

3 3. “[A] final judgment has preclusive effect, even while on appeal.” *Edwards v.*  
4 *Ghandour*, 123 Nev. 105, 115, 159 P.3d 1086, 1092, 2007 Nev. LEXIS 24, \*18, 123 Nev.  
5 Adv. Rep. 14 (2007) (also stating: “Although we necessarily focus on  
6 claim preclusion in this section, we note that the policies underlying claim preclusion apply  
7 equally to issue preclusion as well, and that a judgment on appeal retains its preclusive  
8 effect for purposes of both claim and issue preclusion).  
9

10 4. The Court finds that it is appropriate to apply issue preclusion as to Lindsey  
11 Licari because these issues, including whether the Grant Bargain Sale Deed was forged  
12 was fully litigated and decided in the Divorce Action and are central to the issues in this  
13 case.

14 5. After a trial, Judge Hughes issued her Findings of Fact Conclusions of Law  
15 and Decree of Divorce determining that Lindsey Licari signed the Grant Bargain Sale  
16 Deed, making the decision final and on its merits; Lindsey Licari was a party to the Divorce  
17 Action and she is the plaintiff in this instant case. The issue regarding the alleged forgery  
18 was actually and necessarily litigated.  
19

20 If any of these conclusions of law should more properly be identified as a finding  
21 of fact, then it shall be deemed a finding of fact.  
22

### 23 **ORDER AND JUDGMENT**

24 Based upon the above Findings of Fact and Conclusions of Law, the Court hereby  
25 ORDERED, ADJUDGES AND DECREES as follows:

- 26 1. Defendants Motion for Summary Judgment is GRANTED.  
27 2. Defendants alternate request to enforce a settlement is DENIED as moot.  
28

3. Judgment is entered in favor of Defendants Nikki Sikalis Bott and National Title Co., and against Plaintiff Lindsey Licari.
4. The hearing on Plaintiff's Motion for Summary Judgment set for November 10, 2020 is hereby VACATED.
5. This is a final judgment.

Dated this 13th day of October, 2020.

  
JUDGE ELIZABETH GONZALEZ

Submitted by:  
LIPSON NEILSON P.C.

/s/ Angela Ochoa

\_\_\_\_\_  
Joseph P. Garin, Esq. (NV Bar No. 6653)  
Angela Ochoa, Esq. (NV Bar No. 10164)  
9900 Covington Cross Dr., Suite 120  
Las Vegas, NV 89144

*Attorneys for Defendants*

Approved as to form and content by:

REFUSED TO SIGN

\_\_\_\_\_  
Lindsey Licari  
9564 Scorpion Track Ct.  
Las Vegas, NV 89178  
Phone: 702-577-6657  
[lindseylicari114@aol.com](mailto:lindseylicari114@aol.com)

*Plaintiff Lindsey Licari In Proper Person*

## Juan Cerezo

---

**From:** Angela Ochoa  
**Sent:** Thursday, October 8, 2020 8:03 AM  
**To:** Juan Cerezo  
**Subject:** FW: Natl. Title adv. Licari

---

**From:** LINDSEY LICARI <lindseylicari14@aol.com>  
**Sent:** Wednesday, October 7, 2020 7:07 PM  
**To:** Angela Ochoa <AOchoa@lipsonneilson.com>  
**Subject:** Re: Natl. Title adv. Licari

Findings of fact or findings of corruption? Your a sick person and I prefer you stop contacting me with your bullshit. Just put in the order so I can appeal it and get to a honest court. Get some morals

Lindsey LiCari  
President/Founder  
Ayden's Army of Angels  
[Www.aydensarmyofangels.org](http://www.aydensarmyofangels.org)  
[Www.instagram.com/aydensarmyofangelsofficial](https://www.instagram.com/aydensarmyofangelsofficial)

On Oct 7, 2020, at 5:02 PM, Angela Ochoa <[AOchoa@lipsonneilson.com](mailto:AOchoa@lipsonneilson.com)> wrote:

Ms. Licari,  
Please find the attached Findings of Fact, Conclusions of Law and Judgment. Please advise if I have your authority to affix your electronic signature. If I do not hear from you by October 12, I will submit the same without your signature.  
Angela

<image001.jpg>  
Angela T. Nakamura Ochoa  
Attorney  
9900 Covington Cross Drive, Suite 120  
Las Vegas, NV 89144-7052  
cell phone: (702) 327-4989  
E-Mail: [aochoa@lipsonneilson.com](mailto:aochoa@lipsonneilson.com)  
Website: [www.lipsonneilson.com](http://www.lipsonneilson.com)

*Offices in Nevada, Michigan, Arizona & Colorado*

\*\*\*\*\*

\*

### CONFIDENTIALITY NOTICE

*This message is confidential, intended only for the named recipient(s) and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that*

*Steven D. Grierson*

NOTC

LINDSEY LICARI

(Name)

9564 Scorpion Track Ct.

(Address)

Las Vegas, NV 89178

(City, State, Zip)

702 5776657

(Telephone)

☒ Plaintiff ☐ Defendant, *Pro Se*

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

LINDSEY LICARI

Plaintiff(s),

Case No.: A-20-808737-C

Dept. No.: 11

vs.

Nikki Sikalis Bott

National Title Company

Defendant(s).

Date of Hearing: N/A

Time of Hearing: N/A

**NOTICE OF ENTRY OF ORDER OR JUDGMENT**

PLEASE TAKE NOTICE that the above-entitled Court entered the following ☐ Order or

☒ Judgment: Finding of Fact, Conclusions of Law and  
Judgment.

on the 13 day of October, 2020. A copy of the Court's Order or Judgment  
is attached.

DATED this 13 day of October, 2020.

Per NRS 53.045, I declare under penalty of perjury  
that the foregoing is true and correct.

Lindsey Licari

(signature)

(print name)

☒ Plaintiff ☐ Defendant, *Pro Se*

**CERTIFICATE OF MAILING**

I HEREBY CERTIFY that on the 13 day of October, 2020, I placed a true and correct copy of the foregoing **NOTICE OF ENTRY OF ORDER OR JUDGMENT** in the United States Mail, with first-class postage prepaid, addressed to the following:

Angela Ochoco  
4900 Cowington Cross Drive Suite 20  
Las Vegas, NV 89149

Per NRS 53.045, I declare under penalty of perjury that the foregoing is true and correct.

Andrey G. Paez (signature)  
Andrey G. Paez (print name)  
☒ Plaintiff ☐ Defendant, *Pro Se*



LIPSON NEILSON P.C.  
JOSEPH P. GARIN, ESQ.  
Nevada Bar No. 6653  
ANGELA T. NAKAMURA OCHOA, ESQ.  
Nevada Bar No. 10164  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
Phone (702) 382-1500  
Fax (702) 382-1512  
[jgarin@lipsonneilson.com](mailto:jgarin@lipsonneilson.com)  
[aocchoa@lipsonneilson.com](mailto:aocchoa@lipsonneilson.com)  
*Attorneys for Defendants*  
*National Title Co. and*  
*Nikki Sikalis Bott*

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

\*\*\*

LINDSEY LICARI, an individual,

Plaintiff,

vs.

NIKKI SIKALIS BOTT, and individual;  
NATIONAL TITLE CO., a Nevada  
corporation; DOES I through X and ROE  
CORPORATIONS I through X, inclusive.

Defendants.

) Case No: A-20-808737-C

) Dept. No.: XI

) **FINDINGS OF FACT, CONCLUSIONS**  
) **OF LAW AND JUDGMENT**

Defendants Nikki Sikalis Bott and National Title Co., Motion for Summary Judgment,

Alternatively, to Enforce the Settlement and Plaintiff's Motion for Reconsideration on the

Motion for Leave to Amend to File Third Party Complaint(s) came on for hearing on October

6, 2020 at 9:00 a.m. In attendance was Angela Nakamura Ochoa, Esq. on behalf of

Defendants Nikki Sikalis Bott and National Title Co. (collectively "Defendants") and Lindsey

Licari in proper person.

At the onset of the hearing, Plaintiff Lindsey Licari ("Plaintiff" or "Licari") withdrew her

Motion for Reconsideration on the Motion for Leave to Amend to File Third Party

1 Complaint(s). Plaintiff further requested that the Motion for Summary Judgment that she filed  
2 on September 22, 2020 be heard concurrently with the instant matter. The Court Denied the  
3 Oral Motion.

4 The Court having reviewed the pleadings and papers on file, taking oral argument and  
5 for good cause showing, HEREBY FINDS the following:

6 **FINDINGS OF FACTS**

7 1. On June 26, 2018, Plaintiff Lindsey Licari aka Lindsey Antee ("Plaintiff") filed  
8 a Complaint for divorce against her husband Bobby Antee ("Bobby") in the Eighth Judicial  
9 District Court, Clark County, State of Nevada, case number D-18-573154-D (hereinafter  
10 "Divorce Action"). The case was assigned to Judge Rena Hughes.

11 2. On February 7 and 12, 2020, in support of her claims against her husband,  
12 Plaintiff testified in her Divorce Trial. The Divorce Trial included testimony from Plaintiff,  
13 Bobby and real estate agent, Linda Perdue regarding the facts and circumstances  
14 surrounding the purchase of the real property located at 9564 Scorpion Track, Las Vegas,  
15 Nevada.  
16

17 3. On August 5, 2020, the Court issued and filed the Findings of Fact,  
18 Conclusions of Law and Decree of Divorce regarding the Divorce Action. As relevant here,  
19 the Findings of Fact, Conclusions of Law and Decree of Divorce included the following:  
20

21 Plaintiff and her then-husband Bobby "purchased their home in January  
22 2018 and began the process of looking for a home sometime in  
23 November 2017."

24 Both Plaintiff and Bobby "were aware the student loans would need to  
25 be paid in order for Bobby to qualify for the mortgage necessary to  
26 purchase the home."

27 Both Plaintiff and Bobby "were achieving their goals of obtaining a  
28 community property residence. [Plaintiff] had knowledge that Bobby  
would need to pay off student loans and agreed to provide the funds  
necessary."

1 "[Plaintiff and her husband] discussed this very issue" of paying the  
2 student loans prior to the purchase of the property.

3 Bobby's realtor "emailed a closing disclosure to [Bobby and Plaintiff]. On  
4 the closing disclosure admitted as evidence, the payoffs for the student  
5 loans were listed."

6 Plaintiff and Bobby "were frustrated with the lender's requirements  
7 throughout the qualification and closing process."

8 The "lender required Bobby to pay off the student loans in order to close  
9 on the purchase of the marital home."

10 Plaintiff's "testimony [was] not credible when she [said] that she had no  
11 knowledge that Bobby's student loans would need to be paid in order to  
12 qualify for the mortgage to purchase the marital residence."

13 Plaintiff and Bobby "intended and agreed that [Plaintiff] would provide  
14 the funds for the down payment, escrow deposit, and to pay off certain  
15 pre-marriage debts owed by Bobby."

16 Plaintiff "drafted and signed the Letter of Agreement on the date of  
17 closing," and "send this Agreement to Bobby while he waited at the title  
18 company to finalize the purchase transaction."

19 "[T]here was a second draft of the Letter of Agreement."

20 "[T]he operative terms in common are that, in the event of divorce,  
21 [Plaintiff] would receive \$75,000, with the remaining equity divided  
22 50/50."

23 Plaintiff "communicated to Bobby she would not wire the funds to close  
24 the sale if he did not sign the Letter of Agreement."

25 "[Plaintiff's] testimony that she did not know she was wiring funds to  
26 close the sale is not credible."

27 "Lindsey went to a bank by herself and wired funds, utilizing instructions  
28 provided by the escrow company. By filling out a wire transfer form at  
the bank, her actions completed the process necessary for the purchase  
of the marital home."

Then, Plaintiff "sent a text message to Bobby that she was sending the  
money, that she would sign a quitclaim deed for the home, and go to  
heaven to be with her son."

"[Plaintiff] did not meet her burden of proof by clear and convincing  
evidence that [her husband] committed fraud against [Plaintiff] by having  
the marital home in his name alone at the time of purchase."



1 The "Grant, Bargain and Sale deed signed by [Plaintiff] at the closing  
2 transaction was required by lender in order to vest title in Bobby's name,  
3 as Bobby was the only one appearing on the mortgage."

4 "[Plaintiff] claims she did not sign the deed, but her testimony is not  
5 credible."

6 "The Grant, Bargain, and Sale Deed was signed by [Plaintiff] and  
7 stamped by a notary."

8 4. On January 17, 2020, Plaintiff filed her Complaint before this instant Court,  
9 alleging that Defendants National Title Co., and Nikki Sikalis Bott either forged her signature  
10 on a Grant Bargain Sale Deed concerning 9564 Scorpion Track or lied that Plaintiff  
11 executed the Grant Bargain Sale Deed.

12 5. Each and every one of the claims asserted against Defendants arises out of  
13 the aforementioned allegation concerning forgery.

14 6. At the time of the hearing, Plaintiff had a pending Motion for Summary  
15 Judgment that she had filed on September 22, 2020, which is now moot.

16 If any of these findings of fact should more properly be identified as a conclusion of  
17 law, then it shall be deemed a conclusion of law.

#### 18 CONCLUSIONS OF LAW

19 1. Summary Judgment is appropriate "when the pleadings and other evidence  
20 on file demonstrate that no 'genuine issue to any material fact [remains] and that the moving  
21 party is entitled to a judgment as a matter of law.'" *Wood v. Safeway, Inc.*, 121 Nev. 724,  
22 729, 121 P.3d 1026, 1029 (2005).

23 2. The doctrine of issue preclusion is appropriate where the moving party has  
24 established that "(1) the issue decided in the prior litigation must be identical to the issue  
25 presented in the current action; (2) the initial ruling must have been on the merits and  
26 have become final; (3) the party against whom the judgment is asserted must have been  
27  
28

1 a party or in privity to the prior litigation; and (4) the issue was actually and necessarily  
2 litigated." *Five Star Capital Corp. v. Ruby*, 124 Nev. 1048, 194 P.3d 709, 713 (2008).

3 3. "[A] final judgment has preclusive effect, even while on appeal." *Edwards v.*  
4 *Ghandour*, 123 Nev. 105, 115, 159 P.3d 1086, 1092, 2007 Nev. LEXIS 24, \*18, 123 Nev.  
5 Adv. Rep. 14 (2007) (also stating: "Although we necessarily focus on  
6 claim preclusion in this section, we note that the policies underlying claim preclusion apply  
7 equally to issue preclusion as well, and that a judgment on appeal retains its preclusive  
8 effect for purposes of both claim and issue preclusion).  
9

10 4. The Court finds that it is appropriate to apply issue preclusion as to Lindsey  
11 Licari because these issues, including whether the Grant Bargain Sale Deed was forged  
12 was fully litigated and decided in the Divorce Action and are central to the issues in this  
13 case.

14 5. After a trial, Judge Hughes issued her Findings of Fact Conclusions of Law  
15 and Decree of Divorce determining that Lindsey Licari signed the Grant Bargain Sale  
16 Deed, making the decision final and on its merits; Lindsey Licari was a party to the Divorce  
17 Action and she is the plaintiff in this instant case. The issue regarding the alleged forgery  
18 was actually and necessarily litigated.  
19

20 If any of these conclusions of law should more properly be identified as a finding  
21 of fact, then it shall be deemed a finding of fact.

## 22 **ORDER AND JUDGMENT**

23 Based upon the above Findings of Fact and Conclusions of Law, the Court hereby  
24 ORDERED, ADJUDGES AND DECREES as follows:  
25

- 26 1. Defendants Motion for Summary Judgment is GRANTED.
- 27 2. Defendants alternate request to enforce a settlement is DENIED as moot.
- 28

3. Judgment is entered in favor of Defendants Nikki Sikalis Bott and National Title Co., and against Plaintiff Lindsey Licari.

4. The hearing on Plaintiff's Motion for Summary Judgment set for November 10, 2020 is hereby VACATED.

5. This is a final judgment.

Dated this 13th day of October, 2020.

JU [REDACTED] ALEZ

Submitted by:  
LIPSON NEILSON P.C.

/s/ Angela Ochoa

Joseph P. Garin, Esq. (NV Bar No. 6653)  
Angela Ochoa, Esq. (NV Bar No. 10164)  
9900 Covington Cross Dr., Suite 120  
Las Vegas, NV 89144

*Attorneys for Defendants*

Approved as to form and content by:

REFUSED TO SIGN

Lindsey Licari  
9564 Scorpion Track Ct.  
Las Vegas, NV 89178  
Phone: 702-577-6657  
[lindseylicari114@aol.com](mailto:lindseylicari114@aol.com)

*Plaintiff Lindsey Licari In Proper Person*

## Juan Cerezo

---

**From:** Angela Ochoa  
**Sent:** Thursday, October 8, 2020 8:03 AM  
**To:** Juan Cerezo  
**Subject:** FW: Natl. Title adv. Licari

**From:** LINDSEY LICARI <lindseylicari14@aol.com>  
**Sent:** Wednesday, October 7, 2020 7:07 PM  
**To:** Angela Ochoa <AOchoa@lipsonneilson.com>  
**Subject:** Re: Natl. Title adv. Licari

Findings of fact or findings of corruption? Your a sick person and I prefer you stop contacting me with your bullshit. Just put in the order so I can appeal it and get to a honest court. Get some morals

Lindsey LiCari  
President/Founder  
Ayden's Army of Angels  
[www.aydensarmyofangels.org](http://www.aydensarmyofangels.org)  
[www.instagram.com/aydensarmyofangelsofficial](https://www.instagram.com/aydensarmyofangelsofficial)

On Oct 7, 2020, at 5:02 PM, Angela Ochoa <[AOchoa@lipsonneilson.com](mailto:AOchoa@lipsonneilson.com)> wrote:

Ms. Licari,  
Please find the attached Findings of Fact, Conclusions of Law and Judgment. Please advise if I have your authority to affix your electronic signature. If I do not hear from you by October 12, I will submit the same without your signature.  
Angela

<image001.jpg>  
Angela T. Nakamura Ochoa  
Attorney  
9900 Covington Cross Drive, Suite 120  
Las Vegas, NV 89144-7052  
cell phone: (702) 327-4989  
E-Mail: [aechoa@lipsonneilson.com](mailto:aechoa@lipsonneilson.com)  
Website: [www.lipsonneilson.com](http://www.lipsonneilson.com)

Offices in Nevada, Michigan, Arizona & Colorado

\*\*\*\*\*

\*

### CONFIDENTIALITY NOTICE

*This message is confidential, intended only for the named recipient(s) and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Negligence - Other Negligence**

**COURT MINUTES**

**June 26, 2020**

---

A-20-808737-C	Lindsey Licari, Plaintiff(s)
	vs.
	Nikki Bott, Defendant(s)

---

<b>June 26, 2020</b>	<b>3:00 AM</b>	<b>Motion to Withdraw as Counsel</b>
----------------------	----------------	--

**HEARD BY:** Gonzalez, Elizabeth

**COURTROOM:** Chambers

**COURT CLERK:** Dulce Romea

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Upon review of the papers and pleadings on file in this Matter, as proper service has been provided, this Court notes no opposition has been filed. Accordingly, pursuant to EDCR 2.20(e) the Motion to Withdraw is deemed unopposed. Therefore, good cause appearing, COURT ORDERED, motion is GRANTED. Moving Counsel is to prepare and submit an order including the last known address, email address, and all upcoming dates including all dates for pretrial compliance with NRCP 16.1 within ten (10) days and distribute a filed copy to all parties involved in this matter.

The Court notes an opposition to motion for summary judgment was filed by Ms. Licari; however, no motion for summary judgment has been filed. This matter appears to have settled in arbitration based upon the April 29, 2020 filing. However, an offer of judgment was filed on May 28, 2020. If the matter has not been resolved between the parties, it appears the arbitrator needs to reset the arbitration hearing.

CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 6-29-20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Negligence - Other Negligence**

**COURT MINUTES**

**August 07, 2020**

---

A-20-808737-C	Lindsey Licari, Plaintiff(s)
	vs.
	Nikki Bott, Defendant(s)

---

<b>August 07, 2020</b>	<b>3:00 AM</b>	<b>Motion for Leave</b>
------------------------	----------------	-------------------------

<b>HEARD BY:</b> Gonzalez, Elizabeth	<b>COURTROOM:</b> Chambers
--------------------------------------	----------------------------

**COURT CLERK:** Dulce Romea

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- The Court, having reviewed the motion to file a third party complaint and amend lis pendens and the related briefing and being fully informed, DENIES the motion. Movant failed to provide copy of the proposed pleadings as exhibits as required by EDCR 2.30(a). Counsel for Defendant is directed to submit a proposed order approved by opposing counsel consistent with the foregoing within ten (10) days and distribute a filed copy to all parties involved in this matter. This Decision sets forth the Court's intended disposition on the subject but anticipates further order of the Court to make such disposition effective as an order.

CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 8-10-20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Negligence - Other Negligence**

**COURT MINUTES**

**September 17, 2020**

---

A-20-808737-C      Lindsey Licari, Plaintiff(s)  
vs.  
Nikki Bott, Defendant(s)

---

**September 17, 2020      9:59 AM      Minute Order**

**HEARD BY:** Gonzalez, Elizabeth

**COURTROOM:** Chambers

**COURT CLERK:** Dulce Romea

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- At the Court's request, Plaintiff's Motion for Reconsideration to Amend Complaint and Notice of Lis Pendens is RESET from September 18, 2020 in chambers to September 22, 2020.

9-22-20      9:00 AM      PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND  
COMPLAINT AND NOTICE OF LIS PENDENS...DEFENDANTS' MOTION FOR SUMMARY  
JUDGMENT, ALTERNATIVELY, TO ENFORCE THE SETTLEMENT

CLERK'S NOTE: A copy of this minute order was distributed via Odyssey File and Serve. / dr 9-17-20

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Negligence - Other Negligence**

**COURT MINUTES**

**September 21, 2020**

---

A-20-808737-C      Lindsey Licari, Plaintiff(s)  
vs.  
Nikki Bott, Defendant(s)

---

**September 21, 2020      8:41 AM      Minute Order**

**HEARD BY:** Gonzalez, Elizabeth

**COURTROOM:** Chambers

**COURT CLERK:** Dulce Romea

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- COURT ORDERED, based upon the ex parte motion to continue, the matters set for September 22, 2020 are CONTINUED to October 6, 2020.

10-6-20      9:00 AM      DEFENDANTS' MOTION FOR SUMMARY JUDGMENT,  
ALTERNATIVELY, TO ENFORCE THE SETTLEMENT...PLAINTIFF'S MOTION FOR  
RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS

CLERK'S NOTE: Parties notified by distributing a copy of this minute order via electronic mail. / dr  
9-21-20



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Negligence - Other Negligence**

**COURT MINUTES**

**October 06, 2020**

---

A-20-808737-C      Lindsey Licari, Plaintiff(s)  
vs.  
Nikki Bott, Defendant(s)

---

**October 06, 2020      9:00 AM      All Pending Motions**

**HEARD BY:** Gonzalez, Elizabeth      **COURTROOM:** RJC Courtroom 03E

**COURT CLERK:** Dulce Romea

**RECORDER:** Jill Hawkins

**REPORTER:**

**PARTIES**

**PRESENT:**      Licari, Lindsey      Plaintiff  
Nakamura Ochoa, Angela T.      Attorney

**JOURNAL ENTRIES**

- PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS...DEFENDANTS' MOTION FOR SUMMARY JUDGMENT ALTERNATIVELY, TO ENFORCE THE SETTLEMENT

Both sides appeared by telephone.

PLAINTIFF'S MOTION FOR RECONSIDERATION TO AMEND COMPLAINT AND NOTICE OF LIS PENDENS: Ms. Licari advised she WITHDRAWS her request to amend her complaint but would like her motion for summary judgment added to this hearing and continued. COURT ORDERED, that request is DENIED.

DEFENDANTS' MOTION FOR SUMMARY JUDGMENT ALTERNATIVELY, TO ENFORCE THE SETTLEMENT: Following arguments by Ms. Ochoa and Ms. Licari, COURT ORDERED, motion GRANTED on the basis of issue preclusion; it applies against Ms. Licari because these issues were fully litigated previously before Judge Hughes and her findings are central to the issues in this case.

11-10-20      9:00 AM      PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

PRINT DATE: 10/14/2020

Page 5 of 6

Minutes Date: June 26, 2020





EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE  
**NOTICE OF DEFICIENCY**  
ON APPEAL TO NEVADA SUPREME COURT

**LINDSEY LICARI**  
**9564 SCORPION TRACK CT.**  
**LAS VEGAS, NV 89178**

**DATE: October 14, 2020**  
**CASE: A-20-808737-C**

**RE CASE:** LINDSEY LICARI vs. NIKKI SIKALIS BOTT; NATIONAL TITLE CO.; LINDA NAW; ERA BROKERS; VALLEY WEST MORTGAGE; DREW LEVY; BOBBY ANTEE; ONE REALTY GROUP; MELISSA PARKER; MELANIE TREANOR; DEBBIE CONWAY; GREATER LAS VEGAS ASSOCIATION OF REALTORS; NEVADA REAL ESTATE DIVISION BUSINESS AND INDUSTRY; JENNINGS & FULTON LTD.; SHUMWAY VAN LTD.; JARED JENNINGS; ADAM FULTON; LOGAN WILLSON; GRAYSON MOULTON; GARRETT CHASE; LINDA STRATTON; INGRID TRUJILLO; DARYL MCCLOSKEY; VATCHIE SAJIDIAN

NOTICE OF APPEAL FILED: October 13, 2020

**YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.**

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- ☒ \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)\*\*
  - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- ☐ \$24 – District Court Filing Fee (Make Check Payable to the District Court)\*\*
- ☒ \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)\*\*
  - NRAP 7: Bond For Costs On Appeal in Civil Cases
  - *Previously paid Bonds are not transferable between appeals without an order of the court.*
- ☐ Case Appeal Statement
  - NRAP 3 (a)(1), Form 2
- ☐ Order
- ☐ Notice of Entry of Order

---

NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. The district court clerk shall apprise appellant of the deficiencies in writing, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (g) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

***Please refer to Rule 3 for an explanation of any possible deficiencies.***

---

***\*\*Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.***

# Certification of Copy

**State of Nevada**  
**County of Clark** } **SS:**

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL TO SUPREME COURT; CASE APPEAL STATEMENT; REQUEST FOR TRANSCRIPTS; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; CIVIL COVER SHEET; CIVIL COVER SHEET; FINDINGS OF FACT, CONCLUSIONS OF LAW AND JUDGMENT; NOTICE OF ENTRY OF ORDER OR JUDGMENT; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

LINDSEY LICARI,

Plaintiff(s),

vs.

NIKKI SIKALIS BOTT; NATIONAL TITLE CO.; LINDA NAW; ERA BROKERS; VALLEY WEST MORTGAGE; DREW LEVY; BOBBY ANTEE; ONE REALTY GROUP; MELISSA PARKER; MELANIE TREANOR; DEBBIE CONWAY; GREATER LAS VEGAS ASSOCIATION OF REALTORS; NEVADA REAL ESTATE DIVISION BUSINESS AND INDUSTRY; JENNINGS & FULTON LTD.; SHUMWAY VAN LTD.; JARED JENNINGS; ADAM FULTON; LOGAN WILLSON; GRAYSON MOULTON; GARRETT CHASE; LINDA STRATTON; INGRID TRUJILLO; DARYL MCCLOSKEY; VATCHIE SAJIDIAN,

Defendant(s),

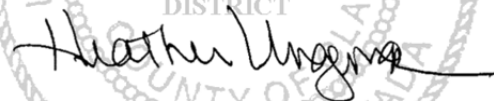
Case No: A-20-808737-C

Dept No: XI

now on file and of record in this office.

**IN WITNESS THEREOF**, I have hereunto  
Set my hand and Affixed the seal of the  
Court at my office, Las Vegas, Nevada  
This 14 day of October 2020.

Steven D. Grierson, Clerk of the Court

A handwritten signature in black ink, appearing to read "Heather Ungermann", is written over a faint, circular court seal. The seal contains the text "UNITED STATES DISTRICT COURT OF THE EIGHTH JUDICIAL DISTRICT COUNTY OF CLATSOP STATE OF OREGON".

---

Heather Ungermann, Deputy Clerk  
A-20-808737-C