

FILED

JUL 21 2022

IN THE COURT OF APPEALS OF THE STATE OF NEVADA
BY ELIZABETH A. BROWN
CLERK OF SUPREME COURT
DEPUTY CLERK

NONA TOBIN, AN INDIVIDUAL,
APPELLANT,

VS.

BRIAN CHIESI, AN INDIVIDUAL,
DEBORA CHIESI, AN
INDIVIDUAL; QUICKEN LOANS,
INC.; JOEL A. STOKES,
AN INDIVIDUAL; JOEL A.
STOKES AND SANDRA F.
STOKES, AS TRUSTEES OF
JIMI JACK IRREVOCABLE
TRUST; JIMI JACK
IRREVOCABLE TRUST;
NATIONSTAR MORTGAGE LLC;
AND RED ROCK FINANCIAL
SERVICES,

RESPONDENTS

Court of Appeal Case No. 82294-COA

District Court Case A-19-799890-C

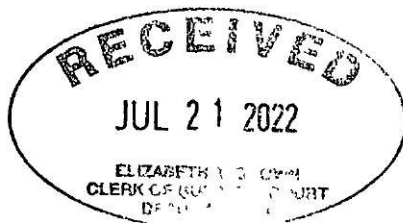
Appellant's Declaration in Support of
Motion to rehear Order of Affirmance
pursuant to NRAP 40; and motion for an
order to show cause why sanctions should
not be imposed pursuant to NRCP 11(b);
(NRS 18.010(2), and EDCR 7.60(b)(1)&
(3) NRS 42.005; NRCP 60(b)(3)&(d)(3);
NRPC 3.1, 3.3, 3.4, 3.5A, 4.1, 4.4, 5.1, 5.2,
8.3, &/or 8.4 and to support a motion for
referral to the Nevada Attorney General for
criminal investigation pursuant to NRS
205.330; NRS 205.360; NRS 205.377;
NRS 205.395; NRS 205.405; NRS
205.450; NRS 205.455; NRS 207.360 (9)
(28) (30)(35); and/or NRS 207.470 (1) &
(4)

DECLARATION EXHIBIT 2 020 - 031

PRO SE INFORMAL BRIEF filed 2/3/22

22-03689

DECL EXHIBITS 020



22-22969

EXHIBIT 2

PRO SE SUPPLEMENTAL

OPENING BRIEF

22-03689

EXHIBIT 2

FILED

FEB 03 2022

IN THE SUPREME COURT OF THE STATE OF NEVADA
EDITH A. BROWN
CLERK OF SUPREME COURT
BY: *[Signature]*
DEPUTY CLERK

NONA TOBIN, AN INDIVIDUAL,
APPELLANT,

Supreme Court Case No. 82294

vs.

District Court Case: A-19-799890-C

BRIAN CHIESI, AN INDIVIDUAL,
DEBORA CHIESI, AN INDIVIDUAL;
QUICKEN LOANS, INC.; JOEL
A. STOKES, AN INDIVIDUAL; JOEL A.
STOKES AND SANDRA F. STOKES, AS
TRUSTEES OF JIMI JACK
IRREVOCABLE TRUST; JIMI JACK
IRREVOCABLE TRUST; NATIONSTAR
MORTGAGE LLC; AND RED ROCK
FINANCIAL SERVICES,

APPELLANT'S SUPPLEMENTAL
OPENING BRIEF AUTHORIZED BY
ORDER 22-01848

RESPONDENTS

An Appeal from the Eighth Judicial District Court
The Honorable Susan Johnson, Presiding

Comes now, Appellant Nona Tobin, In Proper Person, to respectfully submit this
authorized (22-01848) supplement to the appellant's opening brief filed by Appellant
Nona Tobin's prior counsel on 9/30/21 (21-28152). This supplemental brief is filed
under penalty of perjury and adapts the Pro Se Informal Form solely to simplify the
issues and clarify the procedural history.

Nona Tobin

NONA TOBIN, AN INDIVIDUAL
2664 Olivia Heights Avenue
Henderson NV 89052
(702) 465-2199
nonatobin@gmail.com
In Proper Person

I, Nona Tobin, declare and state, under penalty of perjury of the laws of the State of
Nevada, as follows:

1 of 10

FEB 03 2022

DECL EXHIBITS 021

22-02029

Judgment and Orders I Am Appealing.

10/8/20 (21, AA4423- AA4433)	ORDER GRANTING MOTION FOR ATTORNEY'S FEES AND COSTS FILED BY JOEL A. STOKES, JOEL A. STOKES AND SANDRA STOKES, AS TRUSTEES OF THE JIMI JACK IRREVOCABLE TRUST, AND JIMI JACK IRREVOCABLE TRUST, PURSUANT TO EDCR 7.60(b)(1) AND/OR (3)
11/17/20 (22, AA4475- AA4537)	ORDER GRANTING MOTION FOR ATTORNEY FEES AND COSTS (CHIESI/QUICKEN LOANS PURSUANT TO NRS 18.010(2))
12/3/20 (22, AA4486- AA4485)	ORDER GRANTING DEFENDANT RED ROCK FINANCIAL SERVICES' MOTION TO DISMISS COMPLAINT AND ALL JOINDERS TO THE MOTION

Notice of Appeal.

Notice of appeal documents were filed three times such that three appeal cases were created (82094, 82234, and this appeal 82294) from the A-19-799890-C district court case. This burden was required as the sanction orders were erroneously filed (10/8/20 and 11/17/20) before the 12/3/20 judgment order to dismiss all my claims with prejudice:

1. 11/9/20 for order entered on 10/8/20 (case 82094)
 - a. 11/17/20 notice of appeal documents filed 20-41867;
 - b. 2/22/21 removed from settlement program 21-05140 (Respondent acted in bad faith);
 - c. 6/22/21 dismissed by order 21-17862 (lack of jurisdiction)
2. 11/17/20 for order entered on 11/17/20 (case 82234)
 - a. 11/17/20 notice of appeal documents filed 20-41867
 - b. 2/22/21 removed from settlement program 21-05141 (Respondent acted in bad faith);
 - c. 6/22/21 dismissed by order 21-17862 (lack of jurisdiction)
3. 12/29/20 for order entered on 11/17/20 (instant case 82294)
 - a. 1/8/21 notice of appeal documents filed 21-00536;
 - b. 2/22/21 removed from settlement program 21-17865 (Respondent acted in bad faith);
 - c. 6/7/21 1st appellant's attorney's motion to extend 21-16231
 - d. 6/22/21 notice of dismissal of cases 82094 & 82234 that rendered motion to consolidate moot and granted leave to appeal sanction orders within this appeal 21-17865
 - e. 7/6/21 2nd appellant's attorney's motion to extend 21-19239
 - f. 8/6/21 3rd appellant's attorney's motion to extend 21-19239
 - g. 9/3/21 4th appellant's attorney's motion to extend 21-19239
 - h. 9/30/21 Notice of deficient appellant's appendix 21-28066
 - i. 10/1/21 Volume 16 accepted as 21-28220 with items 1, 2, 3, 4, 5, 6, 7, 8 were stricken by 10/21/21 order 21-30326
 - j. 10/1/21 Volume 17 accepted as 21-28221
 - k. 10/1/21 Volume 18 accepted as 21-28223

- l. 10/1/21 Volume 19 accepted as 21-28225
- m. 10/1/21 Volume 20 accepted as 21-28226
- n. 10/1/21 Volume 21 accepted as 21-28227
- o. 10/1/21 Volume 22 accepted as 21-28228
4. 10/21/21 order granting Respondents' joint order to strike appellant's appendix volumes 1 through 15 and volume 16 items 1, 2, 3, 4, 5, 6, 7, 8 as they were documents either in the prior court record or items filed, but stricken, from the prior court record (21-30326)
5. 10/25/21 Brian & Debora Chiesi and Quicken Loans answering brief filed (21-30717)
6. 11/15/21 Akerman motion to withdraw as attorney for Nationstar granted by 21-32635
7. 11/15/21 Jimijack answering brief filed (21-32776)
8. 11/15/21 Red Rock answering brief filed (21-32781)
9. 11/23/21 Gary Schnitzer appeared for Nationstar (21-34391)
10. 12/13/21 John W. Thomson's motion to withdraw as appellant Nona Tobin's counsel was granted (21-35363)
11. 12/29/21 Nona Tobin appeared in proper person (21-36940)
12. 1/3/22 Aaron D. Lancaster appeared for Nationstar (22-00055)
13. 1/4/22 Nationstar answering brief filed (22-00178)
14. 1/5/22 Proper person motions filed to set aside 4/12/21 order of affirmance (21-13236) (NRCP 12(b)(1) and/or NRCP 60(b)(3) and NRCP 60(b)(3)), to amend opening brief, and to suspend briefing schedule pending A-21-828840-C appeal
15. 1/5/22 order granted appellant until 2/3/22 to file reply brief (22-00446)
16. 1/19/22 order denied my pro se motions to set aside 79295 order of affirmance and to suspend briefing pending A-21-828840-C appeal, and granted me leave to file either a supplemental 10-page brief conforming to NRAP 28 & 32 or file a Pro Se Informal brief by 2/2/22 (22-01848).

Related Eighth Judicial District Court Cases and when, or if, resolved

A-15-720032-C (stricken from appellant's appendix, but available under appeal 79295) 6/16/15 complaint was filed by Jimijack (19-51466; AA001-007)	Joel A. Stokes & Sandra F. Stokes as trustees of Jimijack Irrevocable Trust (Jimijack) vs. Bank of America, N. A. (BANA) & Sun City Anthem Community Association, Inc. (SCA) & DOEs & ROEs 6/16/15 Jimijack filed & served claims vs. BANA 10/16/15 default judgment vs. BANA, (No NEOJ) resolved Jimijack's claims. 3/12/19 Jimijack stipulated to remove SCA from the caption as Jimijack never served complaint on SCA. 6/24/19 final judgment granted quiet title to Jimijack even though Jimijack never filed any other claims, made no NRCP 16.1 disclosures, never filed any responsive
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1		pleadings to refute claims against it, and did not have any
2	Jimijack's claims	witnesses or documentary evidence or put on a case of
3	were resolved by	any kind at the 6/5/19 trial.
4	10/16/15 JDDF	
5	& 3/12/19	6/8/16 order granted Nationstar (NSM) right to intervene
6	ANEO	6/2/16 NSM filed counterclaims vs. Jimijack for Quiet
7	(19-51466;	Title/Declaratory relief (NRS 30.010, NRS 40.010),
8	AA010-011)	Unjust Enrichment, Preliminary and Permanent
9		Injunctions
10	6/8/16 Nationstar	6/2/16 NSM added F. Bondurant LLC to the caption, but
11	was granted	did not add it as a Third-Party or file any claims vs it.
12	leave to	5/31/19 NSM stipulated to dismiss its claims against
13	intervene	Jimijack with prejudice
14		
15	6/2/16 NSM filed	Nona Tobin's 11/16/15 pro se motion was granted
16	counter-claims	to intervene as an individual and as trustee of the Gordon
17	vs. Jimijack.	B. Hansen Trust, dated 8/22/08, owner of the subject
18	(19-51466;	property at the time of the disputed 8/15/14 HOA
19	AA057)	foreclosure sale.
20		1/31/17 Tobin filed a cross-claim vs. Sun City Anthem
21	NSM's 6/2/16 &	for Quiet Title (16-17, AA3271-AA3503)(sale was
22	1/11/16 claims	statutorily non-compliant; Equitable Relief (sale did not
23	were resolved by	comply with governing documents or HOA Board
24	stipulation on	policy); Civil Conspiracy (selective notice, preferential
25	2/20/19 (19-	treatment); Fraudulent concealment (Ombudsman
26	5143, AA868-	compliance records cancelling 2/12/14 notice of sale as
27	879), 3/12/19	"owner retained" & no foreclosure deed delivered to
28	(19-5143,	Ombudsman); Unjust Enrichment (Red Rock charged
	AA1025-1034)),	unauthorized fees & rejected payments to create default;
	and 5/31/19	refused to allow Tobin to make a claim for the
	(18, AA3766)	undistributed proceeds of the sale); Breach of contract
		(HOA Board allowed its agents to usurp Board authority
		to secretly sell properties, failed to comply with the
		4/27/12 debt collection agreement and failed to provide
		owner protections).
		None of the above claims were heard, and there never
		was an evidentiary hearing in the A-15-720032-C case.
		Only the Hansen Trust quiet title claim against the HOA
		was allowed to go to the 6/5/19 trial, but the HOA was
		dismissed from the trial and all documentary evidence
		was excluded from the trial by bench order at the 6/3/19
		calendar call as a sanction for alleged attorney
		misconduct over which I had no control.
	1/12/17	
	Tobin was	
	granted leave to	
	intervene as an	
	individual and as	
	trustee	

1	(21-AA4268-AA4272)	9/20/17 Order entered to grant Tobin, as individual and as trustee, stipulated to withdraw 3/3/17 motion to void the sale and, except for the quiet title claim, to dismiss without prejudice all the Tobin/Hansen Trust 1/31/17 cross-claims vs. HOA pending completion of NRS 38.310 mediation (completed 11/13/18)
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3	1/31/17	
4	Tobin/Hansen Trust cross-claim vs. the HOA (16, AA3272-3368)	4/18/19 order resolved the Tobin/Hansen Trust 1/31/17 cross-claim without the HOA's MSJ naming Tobin as an individual as so I could not appeal it or the final judgment order (6/24/19) as an individual.
5		
6	2/1/17	
7	Tobin/Hansen Trust filed counter-claims against Jimijack (18, AA3676-3714)	4/18/19 order also, by granting Nationstar's unsupported joinder, resolved Nationstar's nonexistent claims against me so I could not appeal anything related to Nationstar no matter how damaging it was because I could not fit the NRAP3A(a) definition of aggrieved.
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12	Tobin's claims as Hansen Trust trustee were resolved by orders entered on 4/18/19, (18, AA3662-3675), 5/31/19, and 6/24/19	2/1/17 In both my capacities, (Tobin/Hansen Trust), I filed five counter-claims vs. Jimijack:
13		• Q B (Jimijack took possession on 9/25/14 as the 2nd owner) • FRAUDULENT RE-CONVEYANCE (Jimijack's deed recorded on 6/9/15 is inadmissible as evidence of title (NRS 111.345) as fraught with notarial violations and was ineffective to hold or convey title) • UNJUST ENRICHMENT (collected rent from 2014 on without having a valid deed) • CIVIL CONSPIRACY (manner of acquisition is suspect) • PRELIMINARY & PERMANENT INJUNCTIONS (marketed the property for sale during pendency of proceedings and ultimately transferred Jimijack's defective title to one of the trustees, Joel A. Stokes, before the trial)
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18	Tobin's claims as an individual were resolved without being heard by removing her as a party in orders entered on 6/24/19 and 11/22/19	2/1/17 Tobin/Hansen Trust counter-claims vs. Jimijack were resolved without being heard by the 6/24/19 order because the 4/18/19 order that granted the HOA's motion for summary judgment as to the Hansen Trust's quiet title claim was deemed to be the law of the case, thereby precluding the court from ruling on them independently.
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25	20, AA4180-AA4197; 21	
26	AA4278-AA4289)	
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	The appeal of this case is 79295. My two appeals as an individual were dismissed on 9/4/19 (19-37046) and 4/30/20 (20-16346).(20, AA4077-AA4114)
A-16-730078-C (NSM filed on 1/11/16) Consolidated with A-15-720032-C on 8/30/16	Nationstar Mortgage LLC (NSM) vs. Opportunity Homes LLC & DOEs & ROEs (NOT IN EITHER 79295 Or 82294) NSM filed claims of • Quiet Title/Declaratory Relief (NRS 30.010et seq, NRS 40.010) vs. all defendants ; • Preliminary & Permanent Injunction vs. Buyer; • Unjust Enrichment vs. Buyer All NSM's claims were resolved without adjudication by stipulation and orders entered on 2/20/19, 3/12/19 and 5/31/19.
A-19-899790-C (I filed 8/7//19) (16, AA3191-AA3238)	NONA TOBIN, an Individual, Plaintiff vs. JOEL A. STOKES, an Individual; JOEL A. STOKES and SANDRA STOKES as Trustees of JIMIJACK IRREVOCABLE TRUST; NATIONSTAR MORTGAGE, LLC; JOSEPH HONG; MELANIE MORGAN, DAVID OCHOA; STEVEN SCOW; FORREST BARBEE; STEPHEN PARKER OF FSR; JOEL JUST; RED ROCK FINANCIAL SERVICES; CLUYANNE M. CORWIN; BANK OF AMERICA; YOUNDA CRAIN, TERESA D. WILLIAMS; YUEN K. LEE dba F. BONDURANT, LLC; CIVIC FINANCIAL SERVICES LLC; MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC; DOES 1-10, ROE CORPORATIONS 1-10 8/7/19 I had to file this complaint after being unfairly removed from the first case without my claims being heard. I didn't know before the 8/14/19 statute of limitations (NRS11.090) deadline if my 7/24/19 appeal into case 79295 as an individual would be accepted (it wasn't), I filed four causes of action against the defendants who had had put a cloud on the title at any time or who had acted unfairly to damage me in the prior proceedings: I. QUIET TITLE AND EQUITABLE RELIEF (AGAINST ALL DEFENDANTS) A. The HOA Sale Was Invalid to Remove Plaintiff's Rights To Title As It Was Non-Compliant With Foreclosure Statutes B. Right Of Redemption Not Lost Per NRS 116.31166 as Recitals Were False

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	C. The sale is void as it was not authorized by valid HOA Board votes. D. The sale is void as the owner was denied contractually guaranteed due process. E. The sale was unfair and commercially unreasonable as the sale was not properly noticed and bidding by bona fide purchasers was suppressed. F. Quiet title should be granted to Tobin as her deed is superior to all others. G. Quiet title should be granted to Tobin against NSM whose claims are provably false. H. Plaintiff is entitled to quiet title vs. BANA & NSM as they obstructed four FMV sales, but would not foreclose or take the liability and duties of owning the title. I. Plaintiff is entitled to quiet title against all defendants who claim an interest in recorded security instruments as they are false and/or were unauthorized. II. CANCELLATION OF INSTRUMENTS III. UNJUST ENRICHMENT (16, AA3210-AA3211) (VERSUS RRFS, SCOW & KOCH, JOEL STOKES AND NATIONSTAR) IV. ABUSE OF PROCESS VS. HONG, MORGAN & OCHOA) ((16, AA3211-AA3216)
1 st amended (16, AA3139-AA3256)	6/3/20 I filed the First Amended Complaint through my attorney, John W. Thomson: NONA TOBIN, an Individual Plaintiff, vs. BRIAN CHIESI, an individual; DEBORA CHIESI, an individual; QUICKEN LOANS INC.; JOEL A. STOKES, an individual; JOEL A. STOKES and SANDRA STOKES as Trustees of JIMI JACK IRREVOCABLE TRUST; JIMI JACK IRREVOCABLE TRUST; NATIONSTAR MORTGAGE LLC; RED ROCK FINANCIAL SERVICES; DOES I through X inclusive; and ROE CORPORATIONS I through V, inclusive Defendants. The 1st amendment 6/3/20 changed defendants to be only those who had a current adverse claim or who had fraudulently conveyed the property to circumvent adjudication. On the advice of counsel, I withdrew abuse of process claim, and he abbreviated the claims to be: • QUIET TITLE AGAINST ALL DEFENDANTS

	• UNJUST ENRICHMENT/EQUITY AGAINST CHIESTI'S, STOKES', JIMI JACK, RED ROCK FINANCIAL SERVICES, & NATIONSTAR • DECLARATORY RELIEF AS TO ALL DEFENDANTS The 12/3/20 ordered appealed from herein (82294) dismissed my claims against all defendants (NRCP 12(b)(5) as precluded by the A-15-720032-C case. It also expunges three lis pendens as if I had never recorded them that were on record when new parties, individuals Joel A. Stokes, Brian Chiesi, Debora Chiesi, and lender Quicken Loans recorded adverse claims. The 10/8/20 and the 11/17/20 orders appealed from herein are sanctions of attorney fees and costs to these new defendants on the grounds that my 8/7/19 complaint was brought without reasonable grounds.
A-21-828840-C (Red Rock filed on 2/3/21 and served 2/16/21) (not in appendix) 3/8/21 I filed counter and cross claims as a pro se Red Rock's interpleader complaint is not resolved and my 4/12/21 motion to distribute the proceeds to me as the sole claimant must be re-filed before it will be heard.	RED ROCK FINANCIAL SERVICES, Plaintiff, vs. NONA TOBIN, an Individual, and as Trustee of the GORDON B. HANSEN TRUST, dated 8/22/08; REPUBLIC SERVICES, INC. a Nevada Corporation; WELLS FARGO, N.A.; a national banking association; NATIONSTAR MORTGAGE, LLC, a Delaware company; and DOES 1-100; Defendants. 2/16/21 Red Rock filed this complaint for interpleader the day after the docketing statement for this appeal was filed. (21-32355) 3/8/21 Because my attorney was not available to respond (note that he filed four motions to extend in this appeal), I filed, as a pro se, the only claim for the excess proceeds and the compulsory counter-claims (NRCP 13(a)(1)(a)) NONA TOBIN'S ANSWER, AFFIRMATIVE DEFENSES AND COUNTER-CLAIM VS. RED ROCK FINANCIAL SERVICES, CROSS-CLAIMS VS. NATIONSTAR MORTGAGE LLC AND WELLS FARGO, N.A., AND MOTION FOR SANCTIONS VS. RED ROCK FINANCIAL SERVICES AND NATIONSTAR MORTGAGE LLC, AND/OR NATIONSTAR MORTGAGE DBA MR. COOPER PURSUANT TO NRCP 11(b)(1)(2)(3) and/or(4), NRS 18.010(2), NRS 207.407(1), NRS 42.005 9/10/21 order dismissed my 3/8/21 counter-claims and petition for sanctions with prejudice on the grounds of claims preclusion. 11/22/21 orders denied my former attorney Suzanne Carter's motion for reconsideration and added the dismissal of my

1 cross-claims and petition for sanctions against Nationstar into
2 the 9/10/21 order.

3 My counter-claims, cross-claims and petitions for
4 sanctions have been partially resolved by orders entered
5 on 9/10/21 and 11/22/21. Red Rock is preparing an order
6 denying my motion for an evidentiary hearing to set aside all
orders in this case (NRCP 60(b)(3) and NRCP (60(d)(3) and
denying Red Rock's and NSM's motion for a vexatious
litigant order by 2/3/22. I have until 2/13/22 to comment.

7 **Statement of Facts.** I, Nona Tobin, declare and state, under penalty of perjury of the
laws of the State of Nevada, as follows:

- 8 1. I was forced to litigate because Sun City Anthem refused to provide the Alternate
9 Dispute Resolution I am guaranteed by the HOA's CC&Rs XVI and refused to
10 consider my 3/22/17 offer to settle at no cost to the HOA. (16, AA3192-AA3193;
AA3211-AA3226)
- 11 2. None of my opponents have participated in good faith, or at all, in mediation that was
12 required by NRS 38.310, or that I requested, or was available through the district court
or in the Appellate Courts settlement program.
- 13 3. I have accrued \$317,532.76 in attorneys' fees, have spent tens of thousands in other
14 costs of litigation and invested thousands of hours of my personal time unsuccessfully
15 attempting to get my claims heard and decided based on verified evidence by a fair
and neutral tribunal.
- 16 4. In all these court cases, there has never been an evidentiary hearing to support orders
17 that dismissed me and all of my claims with prejudice, primarily on the inapplicable
18 grounds of claims preclusion, damaging me because all the verified evidence support
my claims and refutes my those of opponents. (Many cites will be in reply brief).

19 I am asking this court to reverse the three orders appealed from in this 82294
20 appeal and remand the case to Judge Johnson for an evidentiary hearing to decide my
case on its merits

21 **Statement of District Court Error:**

22 10/8/20 ORDER GRANTING MOTION FOR ATTORNEY'S FEES AND COSTS,
PURSUANT TO EDCR 7.60(b)(1) AND/OR (3) (21 AA4423-4433)

23 The court erred by sanctioning me for filing a complaint that was necessary
24 only because of obstruction of justice in the first case. Joseph Hong's misconduct in
the prior proceedings was the direct and proximate cause that prevented my claims
25 from being heard in the prior case, primarily 4/23/19 ex parte meeting (79295, X.,
AA1972-1979; XIII., AA2608-2640) with judge Kishner; concealing and
26 misrepresenting Jimijack's fraudulent conveyance of its defective deed (20, AA4198-
AA4201), and Joel Stokes' 5/23/19 deed of trust as the Jimijack-Nationstar's
27 settlement. (XIII., 19-51483, AA2726-2750; XII., 19-51482. AA2548-2550 except)

1 11/17/20 ORDER GRANTING MOTION FOR ATTORNEY FEES AND COSTS
2 (CHIESI/QUICKEN LOANS PURSUANT TO NRS 18.010(2)(22, AA4475-4485)

3 The court erred by rewarding new defendants who damaged me by opposing
4 my case being heard on its merits when they had other legal remedies to prevent loss
5 should I prevail. My 8/7/19 complaint was necessary and warranted due to the 8/14/19
6 statute of limitations (NRS 1.090). These defendants (Joel A. Stokes (20, AA4198-
7 AA4201), Brian & Debora Chiesi (22, AA4202-AA4206) and Quicken Loans (22,
8 AA4207-AA4232)) did not record their adverse claims until 12/27/19, too late for
9 claims to have been filed against them in the prior proceedings, and even too late for
10 them to have been named in my 8/7/19 complaint. There isn't any way for me to get
11 quiet title without naming the party that currently holds the title. The court erred in
12 thinking I was acting in bad faith because I filed a complaint before the statute of
13 limitations deadline because I wasn't heard in the prior case.

14 The court erred in ordering that I pay attorney fees to an attorney who did not
15 disclose that she is also representing the Driggs Title Company that issued a title
16 policy when there were three lis pendens on record since August 2019 (21, AA4420-
17 AA4422) and did not include any of those lis pendens or Joel Stokes 5/23/19 \$355,000
18 deed of trust (in property record, concealed from court) in her request for judicial
19 notice even though it encumbered the property when Quicken Loans recorded another
20 \$353,500 deed of trust to be secured by the same property. (22, AA4207-AA4232)

21 12/3/20 ORDER GRANTING DEFENDANT RED ROCK's MOTION TO DISMISS
22 COMPLAINT AND ALL JOINDERS TO THE MOTION (22, AA4486-AA4537)

23 The order erroneously applied the doctrine of claims preclusion. Claims preclusion
24 cannot apply when there was no full and fair opportunity to litigate in the first
25 proceedings. (The other elements are not met:

- 26 • the parties are different and I have given good reasons why some of the current
27 parties were not named previously
- 28 • respondents misuse the concept of "in privity" to include what is actually "in
concerted action" or "in conspiracy"

29 The 12/3/20 order was filed without any modification despite the eight-page letter
30 of objections my attorney gave to all opposing counsels on 10/27/20 when the order
31 was circulated for review. (22, AA4528-AA4537)

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

34 Dated this 2nd day of February 2022,



NONA TOBIN

Certificate of Service

Pursuant to NRAP 25(d), I certify that on this 2nd day of February 2022, I served a true and correct copy of the foregoing Appellant's Pro Se Informal Brief as follows:

☐ by transmitting via email to the email address set forth below:

Aaron R. Maurice, Esq. NV Bar # 006412 amaurice@mauricewood.com and
Brittany Wood, Esq. NV Bar # 007562 bwood@mauricewood.com
For Brian Chiesi, An Individual, Debora Chiesi, An Individual; And Quicken
Loans, INC.;

Joseph Y. Hong Nv Bar #005995 yosuphonglaw@gmail.com for Joel A. Stokes,
An Individual; Joel A. Stokes And Sandra F. Stokes, As Trustees Of Jimijack
Irrevocable Trust; Jimijack Irrevocable Trust;

Gary Schnitzer gschnitzer@ksjattorneys.com and
Lancaster, Aaron D Aaron.Lancaster@troutman.com for Nationstar Mortgage
LLC;

Steven B. Scow (Nv Bar #9906) Sscow@Kochscow.Com For Red Rock Financial
Services.



NONA TOBIN, AN INDIVIDUAL
2664 Olivia Heights Avenue
Henderson NV 89052
(702) 465-2199
nonatobin@gmail.com
In Proper Person