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*Attorneys for Respondent
Alchemy Investments, LLC*

Electronically Filed
Sep 16 2022 11:58 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

IN THE SUPREME COURT OF THE STATE OF NEVADA

MICHELLE LADNER,

Appellant,

v.

EUGENE T. STANTEN, II; PREKEI
STANTEN; ALCHEMY
INVESTMENTS, LLC; RUSHMORE
LOAN MANAGEMENT; VEGAS
VALLEY EVICTION SERVICES; WFG
TITLE COMPANY; AND FIRST
AMERICAN INSURANCE COMPANY,

Respondents.

Case No. 85013

MOTION TO DISMISS APPEAL

COMES NOW, Alchemy Investments, LLC, by and through its counsel of record
Bryan Naddafi, Esq. and Elena Nutenko, Esq. of Avalon Legal Group LLC, and submits

this Motion to Dismiss Appeal as the District Court has not issued an appealable determination pursuant to Nevada Rules of Appellate Procedure 3A(b).

DATED this 16th day of September 2022.

By: /s/ Bryan Naddafi
Bryan Naddafi, Esq.
Nevada Bar No. 13004
Elena Nutenko, Esq.
Nevada Bar No. 14934
AVALON LEGAL GROUP LLC
6030 S. Rainbow Blvd., Suite D1
Las Vegas, Nevada 89118
Telephone No. (702) 522-6450
Fax No. (702) 848-5420

*Attorneys for Respondent
Alchemy Investments, LLC*

INTRODUCTION

This is a quiet title action involving ownership of certain real property (“Subject Property”). Appellant Michelle Ladner (“Appellant”) asserts that she had a contract to purchase the Subject Property from respondents Eugene T. Stanten and Prekei Stanten (collectively, the “Stantens”) and is therefore the rightful owner of the Subject Property. Respondent Alchemy Investments, LLC (“Alchemy”) lawfully purchased the Subject Property from the Stantens and asserts that it is the rightful owner of the Subject Property. Following a bench trial, the District Court issued a minute order in which it made certain determinations regarding the Subject Property but left other important determinations to be decided after additional briefing by the parties. Appellant appealed this minute order

in her first *pro se* appeal (No. 84431) (“First Appeal”). The First Appeal was dismissed by this Court for want of jurisdiction. Attached hereto as **Exhibit 1** is true and correct copy of the Order Dismissing Appeal. After remittitur, the District Court issued a Decision in line with its minute order and thereafter held hearings regarding the completion of the actions the Court had ordered the parties to take in its Decision, including an appraisal of the Subject Property by Alchemy which Appellant has thus far not allowed to take place. Appellant then filed the instant Appeal appealing the Decision. Like the First Appeal, the instant appeal should likewise be dismissed by this Court for want of jurisdiction because the underlying District Court action remains pending.

DISCUSSION

I. THE INSTANT APPEAL SHOULD BE DISMISSED FOR WANT OF JURISDICTION BECAUSE THE UNDERLYING DISTRICT COURT ACTION REMAINS PENDING

This Court has jurisdiction to consider an appeal only when the appeal is authorized by statute or court rule. *Brown v. MHC Stagecoach, LLC.*, 129 Nev. 343, 345, 301 P.3d 850, 851 (2013). In fact, “where no statutory authority to appeal is granted, no right exists.” *Taylor Constr. Co. v. Hilton Hotels Corp.*, 100 Nev. 207, 678 P.2d 1152 (1984). Nevada Rule of Appellate Procedure 3A(b) sets forth the judgments and orders from which an appeal may be taken and provides, in pertinent part, that an appeal may be taken from “[a] final judgment entered in an action or proceeding commenced in the court in which the judgment is rendered.” A “final judgment” is one “which adjudicate[s] the

rights and liabilities of all parties and dispose[s] of all issues presented in the case.” *Lee v. GNLV Corp.*, 116 Nev. 424, 427, 996 P.2d 416, 418 (2000).

The instant appeal should be dismissed because the underlying matter is still pending in the District Court. The Decision from which Appellant appeals orders the following:

- (1)Alchemy is to obtain an appraisal of the property in question within 60 days from this Order.
- (2)Ms. Ladner then will have the right of first refusal to purchase the property for the appraised value. Ms. Ladner will have 90 days from receipt of the appraisal to procure financing and submit the purchase to the tile company for the minimum amount of the appraisal.
- (3)If Ms. Ladner is unable to close on the property in question, Alchemy will go forward with the sale to a valid purchaser for the minimum of the appraised amount.
- (4)Once the sale is concluded, the Court will divide the proceeds of sale. The proceeds will be distributed based upon each party submitting, in writing, their arguments as to their rights to the money received from the sale. The parties are to submit these briefs within 45 days of the close of escrow.
- (5)Mr. Stanten will return to the Court the monies he received, \$4,816.64 from the sale of the property to Alchemy. These monies will be held in trust until the time when the parties submit their arguments as to their rights to the monies received.
- (6)The Court will then prepare an Order regarding the distribution of the sale proceeds.

Attached hereto as **Exhibit 2** is a true and correct copy of the filed Decision of the Bench Trial. While the District Court has made certain determinations regarding the Subject Property, the District Court has not fully adjudicated all claims and none of the actions

ordered in the Decision have yet been completed by the parties.

An order is appealable as final when it “leaves nothing for the future consideration of the court, except for post-judgment issues such as attorney’s fees and costs.” *Wykoff Newberg Corp. v. State, Dep’t of Transp.*, 134 Nev. 1034, 413 P.3d 837 (2018). “This court determines the finality of an order or judgment by looking to what the order or judgment actually does, not what it is called.” *Valley Bank of Nev. v. Ginsberg*, 110 Nev. 440, 445 874 P.2d 729, 733 (1994) (emphasis in original). Here, the District Court decision that is being appealed explicitly leaves outstanding issues such as the determination of the fair market value of the Subject Property and the determination of the parties’ rights to proceeds from the sale of the Subject Property, which will require further briefing from the parties. The Decision is ultimately interlocutory, and no appeal stems from it. Furthermore, Appellant has not acquired certification pursuant to NRCP 54(b) sufficient to vest appellate jurisdiction. Therefore, the instant appeal should be dismissed.

II. SANCTIONS ARE WARRANTED TO DETER FUTURE CONDUCT PURSUANT TO NRAP 38

An appeal that lacks any merit constitutes a misuse of the appellate process and is a frivolous appeal. *See Works v. Kuhn*, 103 Nev. 65, 69 (1987). Pursuant to NRAP 38(b), this Court may impose sanctions in the form of attorney’s fees and costs where “an appeal has frivolously been taken or been processed in a frivolous manner.” *See* NRAP 38(b). An appeal is frivolous when it has been filed “solely for purposes of delay” or “whenever

the appellate processes of the court have otherwise been misused.” See NRAP 38(b).

This Court should impose sanctions under NRAP 38(b) to discourage Appellant from filing future appeals from non-appealable orders. Appellant has already filed an appeal that was dismissed for want of jurisdiction once before in this matter. Exhibit 1. As discussed above, the instant appeal suffers the same jurisdictional defect as Appellant’s previous appeal.

There exists a very real danger that Appellant will continue to misuse the appellate process to improperly delay the District Court’s proceedings. Appellant has already shown a clear disregard for the judicial process. For example, Appellant filed her first Appeal *pro se* when she was in fact represented by counsel. As discussed in Appellant’s former counsel’s Motion to Withdraw (attached hereto as **Exhibit 3**), Appellant had ceased communicating with her former counsel and filed the appeal without his knowledge. In response to her former counsel’s Motion to Withdraw, Appellant filed a response wherein she showed a disregard for the District Court’s Decision because she did not agree with its directives. Attached hereto as **Exhibit 4** is a true and correct copy of Appellant’s filed Response to Motion to Withdraw. Furthermore, at a June 2, 2022 District Court hearing regarding the Motion to Withdraw, the District Court admonished Appellant for her refusal to comply with the directives in the District Court’s Decision. Attached hereto as **Exhibit 5** is a true and correct copy of the District Court Minutes for the June 2, 2022 hearing on the Motion to Withdraw. Appellant was advised that if she

did not cooperate with Alchemy's counsel to allow Alchemy to swiftly conduct an appraisal of the Subject Property that Appellant would be held in contempt. Exhibit 5. However, Appellant continued to thumb her nose at the District Court (to date, Alchemy has been unable to conduct an appraisal of the Subject Property.) Then, a mere two and a half months after her First Appeal was dismissed by this Court for want of jurisdiction, Appellant filed a notice of the instant appeal thus once again staying the District Court proceedings. Appellant has little to no regard for the judicial process and, based on her pattern of behavior, will simply continue to file frivolous appeals in order to prevent full adjudication of all claims between the parties. Accordingly, Alchemy respectfully requests that this Court enter an Order of Sanctions pursuant to NRAP 38(b) to be lodged against Appellant to stop Appellant from continuing her frivolous and dilatory actions.

CONCLUSION

Based on the foregoing, respondent party Alchemy respectfully requests that the instant appeal be dismissed.

DATED this 16th day of September 2022.

By: /s/ Bryan Naddafi
Bryan Naddafi, Esq.
Nevada Bar No. 13004
Elena Nutenko, Esq.
Nevada Bar No. 14934
AVALON LEGAL GROUP LLC
6030 S. Rainbow Blvd., Suite D1
Las Vegas, Nevada 89118
Telephone No. (702) 522-6450
Fax No. (702) 848-5420

*Attorneys for Respondent
Alchemy Investments, LLC*

CERTIFICATE OF SERVICE

I hereby certify and affirm that on the 16th day of September 2022, I served a copy of this MOTION TO DISMISS APPEAL via the appellate CM/ECF electronic filing system to all parties on the electronic service list. Furthermore, the filing was mailed to the following:

Michelle Ladner
428 Steed Circle
North Las Vegas, NV 89030

Eugene Staten
Prekei Staten
101 Davis Ave.
Bloomfield, N.J. 07003

Dated this 16th September 2022.

/s/ Luz Garcia
Employee of Avalon Legal Group LLC

EXHIBIT 1

IN THE SUPREME COURT OF THE STATE OF NEVADA

MICHELLE LADNER,
Appellant,
vs.
EUGENE T. STANTEN, II; PREKEI
STANTEN; ALCHEMY INVESTMENTS,
LLC; RUSHMORE LOAN
MANAGEMENT; VEGAS VALLEY
EVICTION SERVICES; WFG TITLE
COMPANY; AND FIRST AMERICAN
TITLE INSURANCE COMPANY,
Respondents.

No. 84431

FILED

APR 29 2022

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY S. Young
DEPUTY CLERK

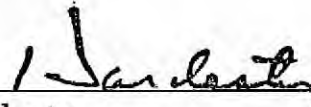
ORDER DISMISSING APPEAL

This is a pro se appeal from the district court's minute order regarding the sale of real property. Eighth Judicial District Court, Clark County; David M. Jones, Judge.


Initial review of the notice of appeal and the documents before this court reveals a jurisdictional defect. The district court's minute order is not effective and cannot be appealed. *See State, Div. of Child & Family Servs. v. Eighth Judicial Dist. Court*, 120 Nev. 445, 454, 92 P.3d 1239, 1245 (2004) ("[D]ispositional court orders that are not administrative in nature, but deal with the procedural posture or merits of the underlying controversy, must be written, signed, and filed before they become effective."); *Rust v. Clark Cty. Sch. Dist.*, 103 Nev. 686, 689, 747 P.2d 1380, 1382 (1987) (stating that the district court's minute order is ineffective and cannot be appealed). Additionally, this court "may only consider appeals authorized by statute or court rule." *Brown v. MHC Stagecoach, LLC*, 129 Nev. 343, 345, 301 P.3d 850, 851 (2013). No statute or court rule allows for

an appeal from the district court's order identified in appellant's notice of appeal. Accordingly, this court lacks jurisdiction and

ORDERS this appeal DISMISSED.¹

, J.
Hardesty

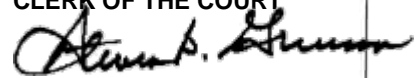
, J.
Stiglich

, J.
Herndon

cc: Hon. David M. Jones, District Judge
Michelle Ladner
Avalon Legal Group LLC
Eugene T. Stanten, II
First American Title Insurance Company
Prekei Stanten
Roger P. Croteau & Associates, Ltd.
Vegas Valley Eviction Services
WFG Title Company
Eighth District Court Clerk

¹Given this dismissal, this court takes no action in regard to appellant's motion for stay filed on April 4, 2022.

EXHIBIT 2



1 ORDR

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4 Michelle Ladner, Plaintiff(s)
5 vs.
6 Eugene Stanten, II, Defendant(s)

Case No.: A-18-783443-C
Dept. No.: XXIX

7 DECISION OF THE BENCH TRIAL

8 The Court finds the following:

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

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

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

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

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

6 DATED this 9th day of June, 2022.

7
8 
9 HONORABLE DAVID M. JONES
DISTRICT COURT JUDGE
DEPARTMENT XXIX
10
11

12 **CERTIFICATE OF SERVICE**

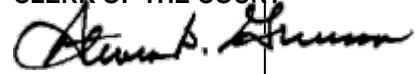
13 I hereby certify that I caused the forgoing Order to be electronically served, mailed or by
14 placing a copy in the attorney's folder on the first floor of the Regional Justice Center as follows:
15

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

23 /s/ Melissa Delgado-Murphy

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

EXHIBIT 3



MOT

ANDERSEN & BROYLES, LLP.
Karl Andersen, Esq.
Nevada Bar Number 10306
5550 Painted Mirage Road, Suite 320
Las Vegas, Nevada 89149
Telephone: (702) 220-4529
Facsimile: (702) 834-4529
karl@andersenbroyles.com
Attorney for Plaintiff

**EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA**

MICHELLE LADNER,

Plaintiff,

v.

EUGENE T. STATEN, et al.,

Defendants.

And all related claims.

Case No.: A-18-783443-C
Dept. No.: 29

**MOTION TO WITHDRAW AS
COUNSEL OF RECORD**

No Hearing Requested

Karl Andersen, Esq., counsel of record for Plaintiff, MICHELLE LADNER, hereby brings this Motion to Withdraw as Counsel of Record. This Motion is based on the points and authorities set forth herein, the papers and pleadings on file, and oral argument, if any.

Dated this 11th day of April, 2022.

ANDERSEN & BROYLES, LLP

/s/ Karl Andersen, Esq.

Karl Andersen, Esq.
5550 Painted Mirage Road, Suite 320
Las Vegas, Nevada 89149
Attorney for Plaintiff

**NRS 53.045 DECLARATION OF KARL ANDERSEN, ESQ.
IN SUPPORT OF MOTION TO WITHDRAW**

I, Karl Andersen, Esq., affirm in support of this Motion, in the above referenced matter, as follows:

1. I am the current attorney in this matter for Plaintiff.
2. I make this declaration in support of the Motion to Withdraw as Counsel for the Defendant. I have personal knowledge of the matters stated herein and am competent to testify thereto if called upon to do so.
3. When Plaintiff engaged our office, the Plaintiff agreed to cooperate and to be responsive to counsel's inquiries.
4. Counsel has been trying to contact Plaintiff for the past three to four weeks without success, despite leaving several voice messages and sending several emails.
5. Plaintiff has undertaken to attempt to appeal the Court's last orders -- despite the order not being final and appealable -- in proper person.
6. This attempted filing, done without the knowledge of counsel, clearly indicates that client is unwilling to work with current counsel any longer.
7. In accordance with the Nevada Rules of Professional Conduct 1.16 (b)(1), (5), (6), and (7), withdrawal is appropriate.
8. That the last known address and contact information for Plaintiff is as follows:

MICHELLE LADNER
428 Steed Circle
North Las Vegas, Nevada 89030
Telephone: (725) 735-6391, (702) 354-7580 or (702) 217-8272
Email: shellipoo4@gmail.com

1 9. That under these circumstances, I am not able to continue to represent Plaintiff, and
2 that timely resolution of this Motion to Withdraw is necessary to protect the interests of
3 Plaintiff and Karl Andersen, Esq.

4 10. Specifically, that if Plaintiff wishes to appropriately challenge the current pending
5 orders from the Court, that this Motion must be granted, and that Plaintiff then file the
6 appropriate Writ of Mandamus pursuant to NRAP Rule 21.
7

8 11. I affirm under penalty of perjury that the foregoing is true and correct.

9 Dated this 11th day of April, 2022.

10
11 
12 KARL J. ANDERSEN, ESQ.

13 **MEMORANDUM OF POINTS AND AUTHORITIES**
14 **MOTION TO WITHDRAW**

15 Nevada courts have authority to enter an order permitting an attorney to withdraw as
16 attorney of record when the attorney/client relationship is irretrievably broken. *See* EDCR
17 7.40(b) (2) and SCR 46.
18

19 Generally, an application for withdrawal shall be granted unless it would delay the trial
20 or hearing of other matters in the case. EDCR 7.40(c). To avoid undue delay, an application for
21 withdrawal should contain an affidavit (or its equivalent) of the attorney requesting withdrawal.
22 The affidavit should provide the last known address of the client for service of further court
23 proceedings. EDCR 7.40(b)(2)(I). Herein, the present Motion presents the required affidavit (or
24 its equivalent) as required by EDCR 7.40, and although there is not a complete and final order,
25 trial is complete and this motion cannot delay trial.
26
27
28

Furthermore, Nevada Rules of Professional Conduct (“NRPC”) 1.16 (b) states that:

- (b) Except as stated in paragraph (c), a lawyer may withdraw from representing a client if:
 - (1) Withdrawal can be accomplished without material adverse effect on the interests of the client...
 - (5) The client fails substantially to fulfill an obligation to the lawyer regarding the lawyer’s services and has been given reasonable warning that the lawyer will withdraw unless the obligation is fulfilled;
 - (6) The representation ...has been rendered unreasonably difficult by the client; or
 - (7) Other good cause for withdrawal exists.

As set forth in Mr. Andersen’s declaration, Plaintiff’s actions (her refusal to respond and her attempted appeal of the Court’s order) make clear that she is unwilling to work with Mr. Andersen as her counsel any longer.

CONCLUSION

Based on the foregoing, Mr. Andersen seeks an order to withdraw from representation in this matter.

Dated this 11th day of April, 2022.

ANDERSEN & BROYLES, LLP

/s/ Karl Andersen, Esq.
Karl Andersen, Esq.
5550 Painted Mirage Road, Suite 320
Las Vegas, Nevada 89149
Attorney for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that on the 11th day of April, 2022, I served a true and correct copy of the foregoing Motion to Withdraw either electronically as provided by the Rules, by email as indicated or via First Class U.S. Mail, postage prepaid to the following:

AVALON LEGAL GROUP LLC
6030 S. Rainbow Blvd., Suite D1
Las Vegas, Nevada 89118
Email: bryan@avalonlg.com
Attorneys for Alchemy Investments, LLC

MICHELLE LADNER
428 Steed Circle
North Las Vegas, Nevada 89030
Email: shellipoo4@gmail.com
Plaintiff

Eugene T. Staten Jr.
35 New St. #2
Montclair, New Jersey 07042
Email: eugene.staten@gmail.com
Defendant in Proper Person

Prekei Staten
35 New St. #2
Montclair, New Jersey 07042
Email: prekei.mers808@gmail.com
Defendant in Proper Person

/s/ Karl Andersen, Esq.
Representative of
Andersen & Broyles, LLP

EXHIBIT 4

1 Michelle Ladner
2 428 Steed Circle
3 North Las Vegas, Nevada
4 89030
5 Telephone: (702) 354-7580
6 Plaintiff

Electronically Filed
05/16/2022

Heather L. Lavin
CLERK OF THE COURT

EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

MICHELLE LADNER,

Plaintiff,

v.

EUGENE T. STATEN, et al.,

Defendants.

Case No: A-18-783443-C

Dept. No: 29

Response to Counsel's Motion
to Withdraw as Counsel of
Record

And related claims.

With respect to both the Honorable David M. Jones,
District Judge, Counsel Karl Anderson, and all other parties
involved, Comes now, Michelle Ladner, Plaintiff before
this Honorable Court in the above-entitled cause of
action filing the above-named response. Conversations
that I had with Counsel was that I asked to respond to the
things that I disagreed with in the minute order. - I wanted
to have the opportunity to respond. I wanted Subject matter
to proceed on that level if subject matter wasn't changed
into what I favored. There has been several communications
of e-mails, text messages and phone calls to my attorney
by me in regards to this matter.

RECEIVED

MAY 16 2022

CLERK OF THE COURT

Submitted By:

Michelle Ladner

Michelle Ladner, Plaintiff

428 Steed Circle

North Las Vegas, Nevada 89030

(702) 354-7580

5-16-22

Date


CERTIFICATE OF SERVICE

I hereby certify that on the 16th day of May 2022, I served a true and correct copy of the foregoing by mail and or e-mail to the following:

Bryan Naddafi, Esq.
AVALON LEGAL GROUP, LLC
6030 S. Rainbow Blvd., Suite D1
Las Vegas, Nevada 89118
bryan@avalonlg.com
Attorney for Alchemy Investments, LLC

Eugene Staten
Prekei Staten
101 Davis Ave.
Bloomfield, NJ 07003
Defendants in Proper Person

Karl Anderson, Esq.
5550 Painted Mountain
Road, Suite 320
Las Vegas, Nevada 89149


Michelle Ladner, Plaintiff
428 Steed Circle
North Las Vegas, Nevada
89030

5-16-22
Dated

EXHIBIT 5

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Contract**COURT MINUTES****June 02, 2022**

A-18-783443-C Michelle Ladner, Plaintiff(s)
 vs.
 Eugene Stanten, II, Defendant(s)

**June 02, 2022 9:00 AM Motion to Withdraw as
 Counsel**

HEARD BY: Jones, David M**COURTROOM:** RJC Courtroom 15A**COURT CLERK:** Dara Yorke**RECORDER:** Angelica Michaux**REPORTER:****PARTIES**

PRESENT:	Andersen, Karl	Attorney
	Ladner, Michelle	Plaintiff
		Counter Defendant
	Naddafi, Bryan	Attorney

JOURNAL ENTRIES

- Karl Andersen, Esq. and Bryan Naddafi, Esq. present via Bluejeans video conference.

Upon Court's inquiry, Mr. Andersen noted he and Ms. Ladner had spoken, and they were not on the same page, he wanted to move forward with the Motion to Withdraw; however, if something changed they would come back. Court inquired if Ms. Ladner wanted to have Mr. Andersen represent her or did she want to appear Pro Per. Ms. Ladner indicated she would like to retain Mr. Andersen in the instant case. Court noted it would give parties 10 days to get on the same page, and it would make decision on Motion in chambers. Arguments by Mr. Naddafi noting he had the minute order from February 17, 2022 which indicated that they tried to get appraisal; however, there was an issue with Plaintiff and attorney, and Deft. couldn't do anything. Mr. Naddafi requested a status check be set on order shortening time due to nothing in minute order being followed. Court advised Ms. Ladner she needed to cooperate with the other side, and if she didn't she would be held in contempt of the Court. Additionally, Court noted they would send an Appraiser to the home and

PRINT DATE: 06/10/2022

Page 1 of 2

Minutes Date: June 02, 2022

DIRECTED Ms. Ladner to let them in. Court noted she needed to get with Mr. Andersen to set that up. COURT ORDERED, matter CONTINUED to the chambers calendar in 10 days.

6/16/22 3:00 AM CONTINUED: PLAINTIFF'S MOTION TO WITHDRAWAL AS COUNSEL OF RECORD (CHAMBER CALENDAR

CLERK'S NOTE: Due to the Court's chamber calendar being on Wednesday, the continued date was set on Wednesday, June 15, 2022 instead of June 16, 2022. Minute order electronically served to parties via Odyssey File & Serve. //6-10-22/dy