

1 **COMP**

2 JOSEPH SCALIA

3 Nevada Bar Number: 5123

4 Senior Counsel, LLC

5 3355 S. Highland Dr., Suite 111

6 Las Vegas, NV 89109

7 Phone: (702) 440-8000

8 Email: joe@josephscalialla.com

9 *Attorney for Plaintiffs*

Electronically Filed
Aug 23 2022 10:30 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

10 **EIGHTH JUDICIAL DISTRICT COURT**

11 **CLARK COUNTY, NEVADA**

12 LEIDIANNE L BAUTISTA, an individual, and)

13 CONSTANTINE S. NACAR, an individual,)

14 Plaintiffs)

15 v.)

16 ROC TITLE, LLC, a Nevada Limited Liability)
17 Company, NEVADA ASSOCIATION)

18 SERVICES, INC., a Nevada Corporation,)

19 SATICOY BAY LLC SERIES 10449 FORKED)

20 RUN, a Nevada Limited Liability Company and)

21 DOES 1 through 10 and ROE CORPORATIONS)

22 I)

23 through X, inclusive.)

24 Defendants)

25 SFR JV-2 Property LLC, a Nevada Limited)

26 Liability Company,)

27 Real Party In Interest.)

28
NOTICE is hereby given that Plaintiffs Leidianne L. Bautista and Constantine S. Nacar hereby
appeal, pursuant to Nevada Rules of Appellate Procedure 3, 3A(b)(3) and 4, the Order Denying
Preliminary Injunction – Forked Run entered on August 15, 2022.

///

This appeal is to the Court of Appeals pursuant to NRAP 17(b)(12).

DATED this 16th of August, 2022.

3

4

/s/ Joseph A. Scalia, Esq.
Nevada Bar 5123
3355 S Highland Ave, Ste 111
Las Vegas, NV 89109
Phone (702) 267-7811
Attorney for Plaintiffs

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CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the _____ day of _____, 2022, true
and correct copies of the foregoing *Notice of Appeal* were served on Defendants by:

_____ U.S. Mail, First Class, postage prepaid to the person(s) identified below;

_____ Via Facsimile at the number(s) identified below

_____ Via Electronic mail to the person(s) identified below

 X Via Electronic mail utilizing the Odyssey E-File and Serve system to the person(s)
identified below as follows:

Susan Moses – Susan@nas-inc.com
Brandon Wood - brandon@nas-inc.om
Counsel for Nevada Association Services

Christopher Benner – Chris@croteaulaw.com
Roger P. Croteau – croteaulaw@corteaulaw.com
Counsel for Saticoy Bay LLC Series 10449 Forked Run

JOSEPH SCALIA

CASE SUMMARY**CASE NO. A-22-852903-C**

Leidianne Bautista, Plaintiff(s)
vs.
Nevada Association Services Inc, Defendant(s)

§
§
§
§
§

Location: **Department 14**
 Judicial Officer: **Escobar, Adriana**
 Filed on: **05/19/2022**
 Cross-Reference Case Number: **A852903**

CASE INFORMATION

Statistical Closures
 05/24/2022 Stipulated Judgment

Case Type: **Other Real Property**

Case Status: **06/07/2022 Reopened**





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

Case Number A-22-852903-C
 Court Department 14
 Date Assigned 05/19/2022
 Judicial Officer Escobar, Adriana

PARTY INFORMATION

Plaintiff	Bautista, Leidianne L	<i>Lead Attorneys</i> Scalia, Joseph A., II <i>Retained</i> 702-825-2627(W)
	Nacar, Constantine S	Scalia, Joseph A., II <i>Retained</i> 702-825-2627(W)
Defendant	Nevada Association Services Inc	Wood, Brandon E. <i>Retained</i> 702-804-8885(W)
	Saticoy Bay LLC Series 10449 Forked Run	Croteau, Roger P, ESQ <i>Retained</i> 702-254-7775(W)

DATE**EVENTS & ORDERS OF THE COURT****INDEX****EVENTS**

05/19/2022	 Complaint Filed By: Plaintiff Bautista, Leidianne L; Plaintiff Nacar, Constantine S <i>[1] Emergency Complaint for Injunction and Other Relief</i>
05/20/2022	 Summons Filed by: Plaintiff Bautista, Leidianne L <i>[2] Summons - (Un-issued)</i>
05/20/2022	 Ex Parte Motion Filed By: Plaintiff Bautista, Leidianne L; Plaintiff Nacar, Constantine S <i>[3] Emergency Ex Parte Motion to extend time to redeem property after sale by HOA</i>
05/20/2022	 Temporary Restraining Order <i>[4] Temporary Restraining Order on Emergency Request for Stay of Redemption Date</i>

CASE SUMMARY

CASE NO. A-22-852903-C

05/24/2022	 Acceptance of Service Filed By: Plaintiff Bautista, Leidianne L; Plaintiff Nacar, Constantine S <i>[5] Acceptance of Service by Def NAS Inc.</i>
05/24/2022	 Filing Fee Remittance Filed By: Plaintiff Nacar, Constantine S <i>[6] Filing Fee Remittance</i>
05/24/2022	 Stipulation and Order Filed by: Defendant Nevada Association Services Inc <i>[7] Stipulation and Order for Non-Monetary Judgment</i>
06/01/2022	 Initial Appearance Fee Disclosure Filed By: Defendant Saticoy Bay LLC Series 10449 Forked Run <i>[8] Initial Appearance Fee Disclosure</i>
06/01/2022	 Opposition Filed By: Defendant Saticoy Bay LLC Series 10449 Forked Run <i>[9] Opposition to Ex Parte Emergency Request for Stay of Redemption Date and Injunction Preventing Transfer of Property</i>
06/01/2022	 Affidavit of Service <i>[10] Service upon Defendant Saticoy Bay</i>
06/03/2022	 Notice of Hearing <i>[11] Notice of Hearing</i>
06/09/2022	 Reply Filed by: Plaintiff Bautista, Leidianne L; Plaintiff Nacar, Constantine S <i>[12] Reply to Saticoy Bay opposition</i>
06/20/2022	 Notice of Entry of Stipulation and Order Filed By: Defendant Nevada Association Services Inc <i>[13] Notice of Entry of Stipulation and Order</i>
08/15/2022	 Order Denying Filed By: Defendant Saticoy Bay LLC Series 10449 Forked Run <i>[14] Order Denying Emergency Request for Stay of Redemption Date and Injunction Preventing Transfer of Property</i>
08/15/2022	 Notice of Entry of Order Filed By: Defendant Saticoy Bay LLC Series 10449 Forked Run <i>[15] Notice of Entry of Order Denying Emergency Request for Stay of Redemption Date and Injunction Preventing Transfer of Property</i>
08/16/2022	 Notice of Appeal (Criminal) Party: Plaintiff Bautista, Leidianne L; Plaintiff Nacar, Constantine S <i>[16] Plaintiff Appeal from Order</i>

DISPOSITIONS


05/24/2022	Judgment (Judicial Officer: Escobar, Adriana) Debtors: Leidianne L Bautista (Plaintiff), Constantine S Nacar (Plaintiff) Creditors: Nevada Association Services Inc (Defendant) Judgment: 05/24/2022, Docketed: 05/25/2022
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CASE SUMMARY

CASE NO. A-22-852903-C

HEARINGS

06/02/2022 **CANCELED Preliminary Injunction Hearing (10:00 AM)** (Judicial Officer: Escobar, Adriana)
Vacated - Case Closed

06/09/2022  **Preliminary Injunction Hearing (10:00 AM)** (Judicial Officer: Escobar, Adriana)
06/09/2022, 06/23/2022

Matter Continued;

Supplemental Briefing Due;

Journal Entry Details:


COURT NOTED ordering a STAY for two (2) weeks. Arguments made by Mr. Scalia, Mr. Benner, and Mr. Wood. COURT ORDERED, additional briefing on (1) case law, (2) more details as to how and why notices are deficit, (3) auction issue, and (4) more information on redemption issue; and counsel to look for an e-mail from Mr. Adams, Department 14's Law Clerk, regarding briefing schedule and next hearing date.;

Matter Continued;

Supplemental Briefing Due;

Journal Entry Details:

Mr. Scalia noted having filed a Reply at 6:00 a.m. this morning. To provide time to review the Reply, COURT ORDERED, matter CONTINUED. CONTINUED TO: 06/23/2022 10:00 AM;

07/15/2022  **Minute Order (4:21 PM)** (Judicial Officer: Escobar, Adriana)

Minute Order -No hearing held

Minute Order - No Hearing Held;

Journal Entry Details:

Plaintiff Leidianne Bautista s (Plaintiff) Motion for Injunction Preventing Transfer of Title (Motion), which Defendants opposed, came on for hearing before Department XIV of the Eighth Judicial District Court, the Honorable Adriana Escobar presiding, on June 23, 2022. The Court notes that at the June 23, 2022 hearing, the Court indicated that it would reach out to the parties requesting supplemental briefing as to some of the issues present in this case. However, upon further review, the Court has determined that supplemental briefing is not necessary for this Court to render a decision. Upon reviewing the pleadings and arguments of counsel, this Court enters the following order: A decision to grant preliminary injunction is within the sound discretion of this Court. Excellence Cmty. Mgmt. v. Gilmore, 131 Nev. 347, 351 (2015). Courts employ the following four factors when deciding whether to grant injunctive relief: 1) threat of irreparable harm, 2) the interests of the parties; 3) plaintiff's likelihood of success on the merits, and 4) public interest. NRC 65, NRS 33.010. Before a preliminary injunction will issue, the applicant must show (1) a likelihood of success on the merits; and (2) a reasonable probability that the non-moving party's conduct, if allowed to continue, will cause irreparable harm for which compensatory damage is an inadequate remedy. Univ. & Cmty. Coll. Sys. of Nevada v. Nevadans for Sound Gov't, 120 Nev. 712, 721 (2004) (internal quotation marks omitted); see also NRS 33.010. Plaintiff does not enjoy a likelihood of success on the merits. The primary basis identified for Plaintiff's Motion rests on a notion that this Court should allow Plaintiff to sell the Property in order to obtain funds to redeem the Property. First, the Court notes that the tender was not effectuated by Bautista prior to the Redemption deadline of May 23, 2022. Although Bautista advances arguments concerning the noticing of the sale, and Saticoy's purported overbidding, Plaintiff has not proffered any legal authority which would give this Court a sufficient basis for finding that the notice of sale was insufficient or that Saticoy overbid on the property. Plaintiff also argues that escrow could not close because ROC Title placed requirements that Bautista could not meet. While Bautista claims that the requirements were incorrect, this is an issue between Bautista and the title company, and is not a basis for a preliminary injunction against Saticoy and NAS. Additionally, while Bautista asserts that the loss of the Property is inequitable, and it may well be, Bautista inherently acknowledges that she had failed to make the necessary assessment payments or to timely redeem the property. In her Reply, Plaintiff argues that Defendant Saticoy Bay refuses to comply with her providing the redemption amounts as set forth in section 3 of NRS 116.3116. Plaintiff argues that section 3 of said statute allows not only homeowners to redeem, but also successors in interest. Plaintiff argues that the prospective buyers of the property from Plaintiff should be considered successors in interest entitled to redemption. However, Plaintiff has not cited any authority supporting the notion that a prospective buyer is a successor in interest. The Court finds that Plaintiff has not identified any legal authority which would allow this Court to grant the relief Plaintiff requests. Accordingly, Plaintiff does not enjoy a likelihood of success on the merits and this Court cannot issue a preliminary injunction. Based on the foregoing, this Court DENIES Plaintiff's Motion. Counsel

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY

CASE NO. A-22-852903-C

for Defendants is directed to prepare a detailed proposed order incorporating the substance of this Minute Order, the pleadings, and all relevant factual and procedural history. Counsel for Defendants is further directed to provide the proposed order to Plaintiff for approval as to form and content. All parties must submit orders electronically, in both PDF version and Word version, until further notice. You may do so by emailing DC14Inbox@clarkcountycourts.us. Counsel must submit the proposed order within 14 days of the entry of this minute order. EDCR 1.90(a)(4). All orders must have either original signatures from all parties or an email appended as the last page of the proposed order confirming that all parties approved use of their electronic signatures. The subject line of the e-mail should identify the full case number, filing code and case caption. CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Kimberly Gutierrez, to all registered parties for Odyssey File & Serve. /kg 07/15/2022;

DATE

FINANCIAL INFORMATION

Defendant Saticoy Bay LLC Series 10449 Forked Run

Total Charges 223.00

Total Payments and Credits 223.00

Balance Due as of 8/18/2022 0.00

Plaintiff Bautista, Leidianne L

Total Charges 270.00

Total Payments and Credits 270.00

Balance Due as of 8/18/2022 0.00

Plaintiff Nacar, Constantine S

Total Charges 30.00

Total Payments and Credits 30.00

Balance Due as of 8/18/2022 0.00

DISTRICT COURT CIVIL COVER SHEET

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

CASE NO: A-22-852903-C
Department 14

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

Plaintiff(s) (name/address/phone):	Defendant(s) (name/address/phone):
Leidianne L. Bautista	ROC Title, LLC et al
Constantine S. Nacar	
Attorney (name/address/phone):	Attorney (name/address/phone):
Joseph A. Scalia II, Esq.	
3355 S. Highland Dr., Suite 111	
Las Vegas, NV 89109	

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

Civil Case Filing Types

Real Property Landlord/Tenant <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant Title to Property <input type="checkbox"/> Judicial Foreclosure <input checked="" type="checkbox"/> Other Title to Property Other Real Property <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	Negligence <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence Malpractice <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	Torts Other Torts <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
Probate Probate <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 Estate Value <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	Construction Defect & Contract Construction Defect <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect Contract Case <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	Judicial Review/Appeal Judicial Review <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency Nevada State Agency Appeal <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency Appeal Other <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
Civil Writ Civil Writ <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		Other Civil Filing Other Civil Filing <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.

5/11/2022

/s/ Joseph A. Scalia, Esq.

Date

Signature of initiating party or representative

See other side for family-related case filings.

ROGER P. CROTEAU & ASSOCIATES, LTD.
• 2810 West Charleston Blvd, Suite 67 • Las Vegas, Nevada 89102 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

ORDR

ROGER P. CROTEAU, ESQ.
Nevada Bar No. 4958
CHRISTOPHER L. BENNER, ESQ.
Nevada Bar No. 8963
ROGER P. CROTEAU & ASSOCIATES, LTD
2810 W. Charleston Blvd., Ste. 67
Las Vegas, Nevada 89102
(702) 254-7775
(702) 228-7719 (facsimile)
croteaulaw@croteaulaw.com
chris@croteaulaw.com
Attorneys for Defendant Saticoy Bay LLC
Series 10449 Forked Run.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

LEIDIANNE L. BAUTISTA and
CONSTANTINE S. NACAR

Plaintiffs,

v.

NEVADA ASSOCIATION SERVICES,
INC., A Nevada Corporation, SATICOY
BAY LLC SERIES 10449 FORKED RUN, a
Nevada Limited Liability Company, and
DOES II-X inclusive; and ROE
CORPORATIONS I-X, inclusive,

Defendants.

Case No: A-22-852903-C
Dept No: 14

**ORDER DENYING EMERGENCY
REQUEST FOR STAY OF
REDEMPTION DATE AND
INJUNCTION PREVENTING
TRANSFER OF PROPERTY**

**Hearing Date: June 23, 2022
Hearing Time: 9:00 a.m.**

The Court, having considered the request of Plaintiffs Leidianne L. Bautista and Constantine S. Nacar (“Bautista”) by and through their attorney, Joseph A. Scalia, II, Esq., and the Opposition of Defendant Saticoy Bay LLC Series 10449 Forked Run (“Saticoy”), by and through its attorneys, Roger P. Croteau & Associates, Ltd., and the appearance of Nevada Association Services, by and through its attorney of Brandon E. Wood, Esq., heard the argument of counsel on June 23, 2022.

1 **WHEREAS** the Court previously indicated it would request supplemental briefing, the
2 Court finds that supplemental briefing on the matter is not necessary for the Court to rule, and
3 rules upon the papers and pleadings, and documents set forth to date, and the argument of counsel.

4 **WHEREAS** pursuant to *Excellence Cmty. Mgmt. v. Gilmore*, 131 Nev. 347, 351 (2015), a
5 decision to grant or deny a preliminary injunction is within the discretion of the court.

6 **WHEREAS** the Court applies a four fact test when deciding whether to grant injunctive
7 relief: 1) threat of irreparable harm, 2) the interests of the parties; 3) plaintiff's likelihood of
8 success on the merits, and 4) public interest. NRCp 65, NRS 33.010.

9 **WHEREAS** before a preliminary injunction will issue, the applicant must show (1) a
10 likelihood of success on the merits; and (2) a reasonable probability that the non-moving party's
11 conduct, if allowed to continue, will cause irreparable harm for which compensatory damage is an
12 inadequate remedy. *Univ. & Cmty. Coll. Sys. of Nevada v. Nevadans for Sound Gov't*, 120 Nev.
13 712, 721 (2004).

14 **WHEREAS** based upon this test, Bautista does not enjoy a likelihood of success on the
15 merits.

16 **WHEREAS** Bautista's Motion seeks to allow Bautista to sell the real property located at
17 10449 Forked Run St., Las Vegas Nevada 89178 APN 176-27-822-022 ("Property") in order to
18 redeem pursuant to NRS 116.31166.

19 **WHEREAS** the Court notes that that the tender was not effectuated by Bautista prior to
20 the redemption deadline of May 23, 2022, based upon the auction being held on March 24, 2022.

21 **WHEREAS** Bautista advances arguments concerning the noticing of the sale, and
22 Saticoy's purported overbidding, Bautista has not proffered any legal authority which would give
23 this Court a sufficient basis for finding that the notice of sale was insufficient or that Saticoy
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1 overbid on the Property by bidding \$315,000.00.

2 **WHEREAS** Bautista argues that escrow could not close due to ROC Title placing
3 requirements that Bautista could not meet, and that such requirements are incorrect, any arguments
4 that Bautista has against ROC Title for being unable to close escrow are an issue between Bautista
5 and ROC Title, and not a basis for an injunction against Saticoy or NAS.

6 **WHEREAS** the Court notes Bautista’s argument concerning the equity of the matter, and
7 that the outcome is inequitable, the Court also notes Bautista’s failure to make the necessary
8 assessment payments or redeem the Property in a timely manner.

9 **WHEREAS** Bautista argues Saticoy refused to comply with providing the redemption
10 amounts as set for in NRS 116.3116(3), Bautista argues that said section also allows for
11 redemption by successors in interest, such as a prospective buyer.

12 **WHEREAS** the Court also acknowledges Bautista’s argument that a redemption right
13 pursuant to NRS 116.3116 applies to homeowners, the Court does not find any supporting
14 authority for Bautista’s claim that a prospective buyer is a successor in interest entitled to
15 redemption pursuant to section 3 of NRS 116.3116.

16 **WHEREAS** based on the above facts and lack of supporting authority, the Court finds that
17 Bautista does not enjoy a likelihood of success on the merits.
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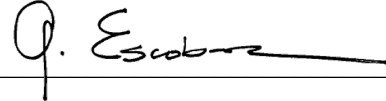
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IT IS HEREBY ORDERED that Bautista's Motion for Injunction Preventing Transfer of
 Title is hereby **DENIED**.

IT IS FURTHER ORDERED that Nevada Association Services, Inc., shall issue a
 foreclosure deed to Saticoy Bay LLC Series 10449 Forked Run pursuant to NRS 116.31166(7).

Dated this 15th day of August, 2022



FC8 A13 0FDB 63EA
Adriana Escobar
District Court Judge

Submitted by: ROGER P. CROTEAU & ASSOCIATES, LTD. <u>/s/ Roger P. Croteau</u> Roger P. Croteau, Esq. Nevada Bar No. 4958 Christopher L. Benner, Esq. Nevada Bar No. 8963 2810 West Charleston Blvd., Ste. 67 Las Vegas, Nevada 89102 Tel: (702) 254-7775 Attorneys for Defendant Saticoy	Approved as to form NEVADA ASSOCIATION SERVICES, INC. <u>/s/ Brandon E. Wood</u> Brandon E. Wood, Esq. Nevada Bar No. 12900 6625 S. Valley View Blvd., Suite 300 Las Vegas, NV 89118 Attorney for Nevada Association Services, Inc.
Approved as to form SENIOR COUNSEL LLC. <u>/s/ Joseph Scalia</u> Joseph Scalia, Esq. Nevada Bar No. 5123 3355 S. Highland Drive., Suite 111 Las Vegas, NV 89109 Attorney for Plaintiffs Ledianne L Bautista and Constantine S. Nacar	

From: [Joseph Scalia](#)
To: [Chris Benner](#)
Cc: [Brandon Wood](#); [Receptionist](#); [Susan Moses](#)
Subject: Re: Order deny PI in 10449 Forked Run
Date: Tuesday, August 9, 2022 6:09:14 PM
Attachments: [112112 Senior Counsel Email Signature Joe Final Sizes-05.png](#)

Thank you for your patience. There a few typos but you can affix my esig and submit.

On Aug 8, 2022, at 12:07 PM, Chris Benner <chris@croteaulaw.com> wrote:

Thank you.

Christopher L. Benner, Esq.
Roger P. Croteau & Associates
2810 Charleston Boulevard, No. 67
Las Vegas, NV 89102
(702) 254-7775
chris@croteaulaw.com

The information contained in this email message is intended for the personal and confidential use of the intended recipient(s) only. This message may be an attorney/client communication and therefore privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by reply email or telephone and delete the original message and any attachments from your system. Please note that nothing in the accompanying communication is intended to qualify as an "electronic signature."

From: Brandon Wood <brandon@nas-inc.com>
Sent: Monday, August 8, 2022 12:06 PM
To: Chris Benner <chris@croteaulaw.com>; Joseph Scalia <joe@josephscalialaw.com>
Cc: Receptionist <receptionist@croteaulaw.com>; Susan Moses <susanm@nas-inc.com>
Subject: RE: Order deny PI in 10449 Forked Run

Chris,

No objections to the revised version. You may use my electronic signature.

Best,

Brandon E. Wood, Esq.

6625 S. Valley View Blvd. Suite 300
Las Vegas, NV 89118
702-804-8885 Office
702-804-8887 Fax

Our office hours are Monday – Thursday 9-5, Friday 9-4:30 and closed for lunch from 12-1 daily. There is a drop-box available for payments in front of our office during normal business hours and lunch.

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

From: Chris Benner <chris@croteaulaw.com>
Sent: Friday, August 5, 2022 6:46 PM
To: Joseph Scalia <joe@josephscalialaw.com>; Brandon Wood <brandon@nas-inc.com>
Cc: Receptionist <receptionist@croteaulaw.com>; Susan Moses <susanm@nas-inc.com>
Subject: RE: Order deny PI in 10449 Forked Run

Please see attached, including both requested revisions. Please approve for e-signatures or return with redlines of any additional requested changes before 3 p.m. on August 9, 2022. Thank you.

Christopher L. Benner, Esq.
Roger P. Croteau & Associates
2810 Charleston Boulevard, No. 67

Las Vegas, NV 89102
(702) 254-7775
chris@croteaulaw.com

The information contained in this email message is intended for the personal and confidential use of the intended recipient(s) only. This message may be an attorney/client communication and therefore privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by reply email or telephone and delete the original message and any attachments from your system. Please note that nothing in the accompanying communication is intended to qualify as an "electronic signature."

Sincerely,

Joseph A. Scalia II, Esq.
Senior Counsel LLC



Joseph A. Scalia | *Managing Director*

Tel 702.825.2627
joe.scalia@seniorcounsel.vegas
www.seniorcounsel.vegas

3355 S. Highland Avenue
Suite 111
Las Vegas, NV 89109

1 **CSERV**

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4		
5		
6	Leidianne Bautista, Plaintiff(s)	CASE NO: A-22-852903-C
7	vs.	DEPT. NO. Department 14
8	Nevada Association Services Inc,	
9	Defendant(s)	

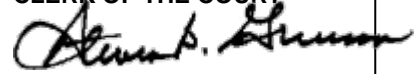
10
11 **AUTOMATED CERTIFICATE OF SERVICE**

12 This automated certificate of service was generated by the Eighth Judicial District
13 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 8/15/2022

15	Brandon Wood	brandon@nas-inc.com
16	Roger Croteau	croteaulaw@croteaulaw.com
17	Susan Moses	susanm@nas-inc.com
18	Christopher Benner	chris@croteaulaw.com

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1 **NEOJ**
2 **ROGER P. CROTEAU, ESQ.**
3 Nevada Bar No. 4958
4 **CHRISTOPHER L. BENNER, ESQ.**
5 Nevada Bar No. 8963
6 **ROGER P. CROTEAU & ASSOCIATES, LTD.**
7 2810 W. Charleston Blvd., Ste. 67
8 Las Vegas, Nevada 89102
9 (702) 254-7775
10 (702) 228-7719 (facsimile)
11 croteaulaw@croteaulaw.com
12 chris@croteaulaw.com
13 *Attorneys for Defendant SATICOY BAY LLC*
14 *SERIES 10449 FORKED RUN*

10 **DISTRICT COURT**

11 **CLARK COUNTY, NEVADA**

12 *****

13 LEIDIANNE L. BAUTISTA and
14 CONSTANTINE S. NACAR

15 Plaintiffs,

16 v.

17 NEVADA ASSOCIATION SERVICES,
18 INC., A Nevada Corporation, SATICOY
19 BAY LLC SERIES 10449 FORKED RUN,
20 a Nevada Limited Liability Company, and
21 DOES II-X inclusive; and ROE
22 CORPORATIONS I-X, inclusive,

23 Defendants.

Case No: A-22-852903-C

Dept No: 14

**NOTICE OF ENTRY OF ORDER
DENYING EMERGENCY
REQUEST FOR STAY OF
REDEMPTION DATE AND
INJUNCTION PREVENTING
TRANSFER OF PROPERTY**

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ROGER P. CROTEAU & ASSOCIATES, LTD.
• 2810 West Charleston Blvd, Suite 67 • Las Vegas, Nevada 89102 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

1 PLEASE TAKE NOTICE that an **ORDER DENYING EMERGENCY REQUEST FOR**
2 **STAY OF REDEMPTION DATE AND INJUNCTION PREVENTING TRANSFER OF**
3 **PROPERTY** was entered in the above-entitled action on August 15th, 2022, a copy of which is
4 attached hereto.
5

6
7 DATED this 15th day of August, 2022.

8 **ROGER P. CROTEAU & ASSOCIATES, LTD.**

9 By: /s/ Roger P. Croteau

10 ROGER P. CROTEAU, ESQ

11 Nevada Bar No. 4958

12 2810 W. Charleston Blvd., Ste. 67

13 Las Vegas, Nevada 89102

14 (702) 254-7775

15 *Attorneys for Defendant SATICOY BAY LLC*

16 *SERIES 10449 FORKED RUN*
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CERTIFICATE OF SERVICE

I hereby certify that on August 15th, 2022 I served the foregoing document on all persons and parties in the E-Service Master List in the Eighth Judicial District Court E-Filing System, by electronic service in accordance with the mandatory electronic service requirements of Administrative Order 14-1 and the Nevada Electronic Filing and Conversion Rules.

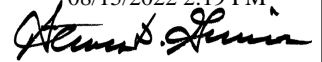
/s/ Joe Koehle

An employee of

ROGER P. CROTEAU & ASSOCIATES, LTD.

EXHIBIT A

EXHIBIT A


CLERK OF THE COURT

ROGER P. CROTEAU & ASSOCIATES, LTD.
• 2810 West Charleston Blvd, Suite 67 • Las Vegas, Nevada 89102 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

ORDR

ROGER P. CROTEAU, ESQ.
Nevada Bar No. 4958
CHRISTOPHER L. BENNER, ESQ.
Nevada Bar No. 8963
ROGER P. CROTEAU & ASSOCIATES, LTD
2810 W. Charleston Blvd., Ste. 67
Las Vegas, Nevada 89102
(702) 254-7775
(702) 228-7719 (facsimile)
croteaulaw@croteaulaw.com
chris@croteaulaw.com
Attorneys for Defendant Saticoy Bay LLC
Series 10449 Forked Run.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

LEIDIANNE L. BAUTISTA and
CONSTANTINE S. NACAR

Plaintiffs,

v.

NEVADA ASSOCIATION SERVICES,
INC., A Nevada Corporation, SATICOY
BAY LLC SERIES 10449 FORKED RUN, a
Nevada Limited Liability Company, and
DOES II-X inclusive; and ROE
CORPORATIONS I-X, inclusive,

Defendants.

Case No: A-22-852903-C
Dept No: 14

**ORDER DENYING EMERGENCY
REQUEST FOR STAY OF
REDEMPTION DATE AND
INJUNCTION PREVENTING
TRANSFER OF PROPERTY**

**Hearing Date: June 23, 2022
Hearing Time: 9:00 a.m.**

The Court, having considered the request of Plaintiffs Leidianne L. Bautista and Constantine S. Nacar (“Bautista”) by and through their attorney, Joseph A. Scalia, II, Esq., and the Opposition of Defendant Saticoy Bay LLC Series 10449 Forked Run (“Saticoy”), by and through its attorneys, Roger P. Croteau & Associates, Ltd., and the appearance of Nevada Association Services, by and through its attorney of Brandon E. Wood, Esq., heard the argument of counsel on June 23, 2022.

1 **WHEREAS** the Court previously indicated it would request supplemental briefing, the
2 Court finds that supplemental briefing on the matter is not necessary for the Court to rule, and
3 rules upon the papers and pleadings, and documents set forth to date, and the argument of counsel.

4 **WHEREAS** pursuant to *Excellence Cmty. Mgmt. v. Gilmore*, 131 Nev. 347, 351 (2015), a
5 decision to grant or deny a preliminary injunction is within the discretion of the court.

6 **WHEREAS** the Court applies a four fact test when deciding whether to grant injunctive
7 relief: 1) threat of irreparable harm, 2) the interests of the parties; 3) plaintiff's likelihood of
8 success on the merits, and 4) public interest. NRCp 65, NRS 33.010.

9 **WHEREAS** before a preliminary injunction will issue, the applicant must show (1) a
10 likelihood of success on the merits; and (2) a reasonable probability that the non-moving party's
11 conduct, if allowed to continue, will cause irreparable harm for which compensatory damage is an
12 inadequate remedy. *Univ. & Cmty. Coll. Sys. of Nevada v. Nevadans for Sound Gov't*, 120 Nev.
13 712, 721 (2004).

14 **WHEREAS** based upon this test, Bautista does not enjoy a likelihood of success on the
15 merits.

16 **WHEREAS** Bautista's Motion seeks to allow Bautista to sell the real property located at
17 10449 Forked Run St., Las Vegas Nevada 89178 APN 176-27-822-022 ("Property") in order to
18 redeem pursuant to NRS 116.31166.

19 **WHEREAS** the Court notes that that the tender was not effectuated by Bautista prior to
20 the redemption deadline of May 23, 2022, based upon the auction being held on March 24, 2022.

21 **WHEREAS** Bautista advances arguments concerning the noticing of the sale, and
22 Saticoy's purported overbidding, Bautista has not proffered any legal authority which would give
23 this Court a sufficient basis for finding that the notice of sale was insufficient or that Saticoy
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1 overbid on the Property by bidding \$315,000.00.

2 **WHEREAS** Bautista argues that escrow could not close due to ROC Title placing
3 requirements that Bautista could not meet, and that such requirements are incorrect, any arguments
4 that Bautista has against ROC Title for being unable to close escrow are an issue between Bautista
5 and ROC Title, and not a basis for an injunction against Saticoy or NAS.

6 **WHEREAS** the Court notes Bautista's argument concerning the equity of the matter, and
7 that the outcome is inequitable, the Court also notes Bautista's failure to make the necessary
8 assessment payments or redeem the Property in a timely manner.

9 **WHEREAS** Bautista argues Saticoy refused to comply with providing the redemption
10 amounts as set for in NRS 116.3116(3), Bautista argues that said section also allows for
11 redemption by successors in interest, such as a prospective buyer.

12 **WHEREAS** the Court also acknowledges Bautista's argument that a redemption right
13 pursuant to NRS 116.3116 applies to homeowners, the Court does not find any supporting
14 authority for Bautista's claim that a prospective buyer is a successor in interest entitled to
15 redemption pursuant to section 3 of NRS 116.3116.

16 **WHEREAS** based on the above facts and lack of supporting authority, the Court finds that
17 Bautista does not enjoy a likelihood of success on the merits.
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• 2810 West Charleston Blvd, Suite 67 • Las Vegas, Nevada 89102 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

IT IS FURTHER ORDERED that Nevada Association Services, Inc., shall issue a foreclosure deed to Saticoy Bay LLC Series 10449 Forked Run pursuant to NRS 116.31166(7).

Q. Escobar

FC8 A13 0FDB 63EA
Adriana Escobar
District Court Judge

Attorneys for Defendant Saticoy

Attorney for Nevada Association Services,
Inc.

Attorney for Plaintiffs Ledianne L Bautista
and Constantine S. Nacar

From: [Joseph Scalia](#)
To: [Chris Benner](#)
Cc: [Brandon Wood](#); [Receptionist](#); [Susan Moses](#)
Subject: Re: Order deny PI in 10449 Forked Run
Date: Tuesday, August 9, 2022 6:09:14 PM
Attachments: [112112 Senior Counsel Email Signature Joe Final Sizes-05.png](#)

Thank you for your patience. There a few typos but you can affix my esig and submit.

On Aug 8, 2022, at 12:07 PM, Chris Benner <chris@croteaulaw.com> wrote:

Thank you.

Christopher L. Benner, Esq.
Roger P. Croteau & Associates
2810 Charleston Boulevard, No. 67
Las Vegas, NV 89102
(702) 254-7775
chris@croteaulaw.com

The information contained in this email message is intended for the personal and confidential use of the intended recipient(s) only. This message may be an attorney/client communication and therefore privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by reply email or telephone and delete the original message and any attachments from your system. Please note that nothing in the accompanying communication is intended to qualify as an "electronic signature."

From: Brandon Wood <brandon@nas-inc.com>
Sent: Monday, August 8, 2022 12:06 PM
To: Chris Benner <chris@croteaulaw.com>; Joseph Scalia <joe@josephscalia.com>
Cc: Receptionist <receptionist@croteaulaw.com>; Susan Moses <susanm@nas-inc.com>
Subject: RE: Order deny PI in 10449 Forked Run

Chris,

No objections to the revised version. You may use my electronic signature.

Best,

Brandon E. Wood, Esq.

6625 S. Valley View Blvd. Suite 300
Las Vegas, NV 89118
702-804-8885 Office
702-804-8887 Fax

Our office hours are Monday – Thursday 9-5, Friday 9-4:30 and closed for lunch from 12-1 daily. There is a drop-box available for payments in front of our office during normal business hours and lunch.

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

From: Chris Benner <chris@croteaulaw.com>
Sent: Friday, August 5, 2022 6:46 PM
To: Joseph Scalia <joe@josephscalia.com>; Brandon Wood <brandon@nas-inc.com>
Cc: Receptionist <receptionist@croteaulaw.com>; Susan Moses <susanm@nas-inc.com>
Subject: RE: Order deny PI in 10449 Forked Run

Please see attached, including both requested revisions. Please approve for e-signatures or return with redlines of any additional requested changes before 3 p.m. on August 9, 2022. Thank you.

Christopher L. Benner, Esq.
Roger P. Croteau & Associates
2810 Charleston Boulevard, No. 67

Las Vegas, NV 89102
(702) 254-7775
chris@croteaulaw.com

The information contained in this email message is intended for the personal and confidential use of the intended recipient(s) only. This message may be an attorney/client communication and therefore privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by reply email or telephone and delete the original message and any attachments from your system. Please note that nothing in the accompanying communication is intended to qualify as an "electronic signature."

Sincerely,

Joseph A. Scalia II, Esq.
Senior Counsel LLC



Joseph A. Scalia | *Managing Director*

Tel 702.825.2627
joe.scalia@seniorcounsel.vegas
www.seniorcounsel.vegas

3355 S. Highland Avenue
Suite 111
Las Vegas, NV 89109

1 **CSERV**

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4		
5		
6	Leidianne Bautista, Plaintiff(s)	CASE NO: A-22-852903-C
7	vs.	DEPT. NO. Department 14
8	Nevada Association Services Inc,	
9	Defendant(s)	

10
11 **AUTOMATED CERTIFICATE OF SERVICE**

12 This automated certificate of service was generated by the Eighth Judicial District
13 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 8/15/2022

15	Brandon Wood	brandon@nas-inc.com
16		
17	Roger Croteau	croteaulaw@croteaulaw.com
18	Susan Moses	susanm@nas-inc.com
19	Christopher Benner	chris@croteaulaw.com

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

June 09, 2022

A-22-852903-C Leidianne Bautista, Plaintiff(s)
vs.
Nevada Association Services Inc, Defendant(s)

**June 09, 2022 10:00 AM Preliminary Injunction
Hearing**

HEARD BY: Escobar, Adriana **COURTROOM:** RJC Courtroom 14C

COURT CLERK: Pharan Burchfield

RECORDER: Stacey Ray

REPORTER:

PARTIES

PRESENT: Benner, Christopher L. Attorney
Scalia, Joseph A., II Attorney

JOURNAL ENTRIES

- Mr. Scalia noted having filed a Reply at 6:00 a.m. this morning. To provide time to review the Reply,
COURT ORDERED, matter CONTINUED.

CONTINUED TO: 06/23/2022 10:00 AM

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

June 23, 2022

A-22-852903-C	Leidianne Bautista, Plaintiff(s) vs. Nevada Association Services Inc, Defendant(s)
---------------	--

June 23, 2022	10:00 AM	Preliminary Injunction Hearing
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HEARD BY: Escobar, Adriana

COURTROOM: RJC Courtroom 14C

COURT CLERK: Pharan Burchfield

RECORDER: Stacey Ray

REPORTER:

PARTIES

PRESENT:	Benner, Christopher L.	Attorney
	Scalia, Joseph A., II	Attorney
	Wood, Brandon E.	Attorney

JOURNAL ENTRIES

- COURT NOTED ordering a STAY for two (2) weeks. Arguments made by Mr. Scalia, Mr. Benner, and Mr. Wood. COURT ORDERED, additional briefing on (1) case law, (2) more details as to how and why notices are deficit, (3) auction issue, and (4) more information on redemption issue; and counsel to look for an e-mail from Mr. Adams, Department 14's Law Clerk, regarding briefing schedule and next hearing date.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

July 15, 2022

A-22-852903-C	Leidianne Bautista, Plaintiff(s) vs. Nevada Association Services Inc, Defendant(s)
---------------	--

July 15, 2022 4:21 PM Minute Order

HEARD BY: Escobar, Adriana **COURTROOM:** RJC Courtroom 14C

COURT CLERK: Kimberly Gutierrez

RECORDER:

REPORTER:

**PARTIES
PRESENT:**

JOURNAL ENTRIES

- Plaintiff Leidianne Bautista s (Plaintiff) Motion for Injunction Preventing Transfer of Title (Motion), which Defendants opposed, came on for hearing before Department XIV of the Eighth Judicial District Court, the Honorable Adriana Escobar presiding, on June 23, 2022.

The Court notes that at the June 23, 2022 hearing, the Court indicated that it would reach out to the parties requesting supplemental briefing as to some of the issues present in this case. However, upon further review, the Court has determined that supplemental briefing is not necessary for this Court to render a decision. Upon reviewing the pleadings and arguments of counsel, this Court enters the following order:

A decision to grant preliminary injunction is within the sound discretion of this Court. Excellence Cmty. Mgmt. v. Gilmore, 131 Nev. 347, 351 (2015).

Courts employ the following four factors when deciding whether to grant injunctive relief: 1) threat of irreparable harm, 2) the interests of the parties; 3) plaintiff s likelihood of success on the merits, and 4) public interest. NRCP 65, NRS 33.010.

Before a preliminary injunction will issue, the applicant must show (1) a likelihood of success on the merits; and (2) a reasonable probability that the non-moving party's conduct, if allowed to continue, will cause irreparable harm for which compensatory damage is an inadequate remedy. *Univ. & Cmty. Coll. Sys. of Nevada v. Nevadans for Sound Gov't*, 120 Nev. 712, 721 (2004) (internal quotation marks omitted); see also NRS 33.010.

Plaintiff does not enjoy a likelihood of success on the merits.

The primary basis identified for Plaintiff's Motion rests on a notion that this Court should allow Plaintiff to sell the Property in order to obtain funds to redeem the Property. First, the Court notes that the tender was not effectuated by Bautista prior to the Redemption deadline of May 23, 2022. Although Bautista advances arguments concerning the noticing of the sale, and Saticoy's purported overbidding, Plaintiff has not proffered any legal authority which would give this Court a sufficient basis for finding that the notice of sale was insufficient or that Saticoy overbid on the property.

Plaintiff also argues that escrow could not close because ROC Title placed requirements that Bautista could not meet. While Bautista claims that the requirements were incorrect, this is an issue between Bautista and the title company, and is not a basis for a preliminary injunction against Saticoy and NAS.

Additionally, while Bautista asserts that the loss of the Property is inequitable, and it may well be, Bautista inherently acknowledges that she had failed to make the necessary assessment payments or to timely redeem the property.

In her Reply, Plaintiff argues that Defendant Saticoy Bay refuses to comply with her providing the redemption amounts as set forth in section 3 of NRS 116.3116. Plaintiff argues that section 3 of said statute allows not only homeowners to redeem, but also successors in interest. Plaintiff argues that the prospective buyers of the property from Plaintiff should be considered successors in interest entitled to redemption. However, Plaintiff has not cited any authority supporting the notion that a prospective buyer is a successor in interest.

The Court finds that Plaintiff has not identified any legal authority which would allow this Court to grant the relief Plaintiff requests. Accordingly, Plaintiff does not enjoy a likelihood of success on the merits and this Court cannot issue a preliminary injunction.

Based on the foregoing, this Court DENIES Plaintiff's Motion.

Counsel for Defendants is directed to prepare a detailed proposed order incorporating the substance of this Minute Order, the pleadings, and all relevant factual and procedural history.

Counsel for Defendants is further directed to provide the proposed order to Plaintiff for approval as to form and content.

All parties must submit orders electronically, in both PDF version and Word version, until further notice. You may do so by emailing DC14Inbox@clarkcountycourts.us.

Counsel must submit the proposed order within 14 days of the entry of this minute order. EDCR 1.90(a)(4).

All orders must have either original signatures from all parties or an email appended as the last page of the proposed order confirming that all parties approved use of their electronic signatures. The subject line of the e-mail should identify the full case number, filing code and case caption.

CLERK S NOTE: This Minute Order was electronically served by Courtroom Clerk, Kimberly Gutierrez, to all registered parties for Odyssey File & Serve. /kg 07/15/2022



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

JOSEPH SCALIA
3355 S. HIGHLAND DR., STE 111
LAS VEGAS, NV 89109

DATE: August 18, 2022
CASE: A-22-852903-C

RE CASE: LEIDIANNE L. BAUTISTA; CONSTANTINE S. NACAR vs. NEVADA ASSOCIATION SERVICE, INC.; SATICOY BAY LLC SERIES 10449 FORKED RUN

NOTICE OF APPEAL FILED: August 16, 2022

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 District 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; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; ORDER DENYING EMERGENCY REQUEST FOR STAY OF REDEMPTION DATE AND INJUNCTION PREVENTING TRANSFER OF PROPERTY; NOTICE OF ENTRY OF ORDER DENYING EMERGENCY REQUEST FOR STAY OF REDEMPTION DATE AND INJUNCTION PREVENTING TRANSFER OF PROPERTY; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

LEIDIANNE L. BAUTISTA; CONSTANTINE
S. NACAR,

Plaintiff(s),

vs.

NEVADA ASSOCIATION SERVICE, INC.;
SATICOY BAY LLC SERIES 10449 FORKED
RUN,

Defendant(s),

Case No: A-22-852903-C

Dept No: XIV

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 18 day of August 2022.

Steven D. Grierson, Clerk of the Court



Amanda Hampton, Deputy Clerk