

Original

FILED

SEP 29 2023

ELIZABETH A. BROWN
CLERK OF SUPREME COURT

BY Melissa Miller
DEPUTY CLERK

1 Michelle Ladner,

2 Plaintiff, Appellant

Case No.: 85013-CORR

3 428 Steed Circle

District Court Case

4 North Las Vegas, Nevada

No.: A-18-783443-C

5 Urgent 89030

6 (702) 354-7580

Contains two Pages

7 "Letter: September 26, 2023

Plus the enclosed district
Court decision order of

8 Supplement to "Letter

June 13, 2022 * (Injunction
Order) No judgment, no bond

9 of September 25, 2023

10 Reply to this court's
decision of my motion's

or supersedeas bond to be paid

11 for stay"

* This supplement letter of
September 26, 2023 is to

12 The Court of Appeals of
13 the State of Nevada

accompany my letter of
September 25, 2023

14 Office of the Clerk

15 201 South Carson Street

I am in very much need of
a speed reply. I ask this

16 Suite 201

Court with sincere respect

17 Carson City, Nevada 89701

to please expedite.

18
19 Regarding this supplement letter to my letter of
20 September 25, 2023, the enclosed district Court decision
21 order * (Injunction Order), is enclosed to document that
22 there was no judgment - there was no judgment against me,
23 so there was no supersedeas bond or bond to be paid, and as

24 RECEIVED

SEP 29 2023

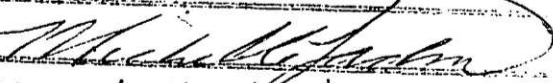
ELIZABETH A. BROWN
CLERK OF SUPREME COURT
DEPUTY CLERK

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23-31926

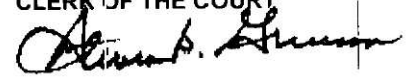
1 Stated, this supplement letter is to accompany my letter of
2 September 25, 2023. I sincerely, respectfully ask this court
3 to please expedite.

4 Respectfully,
5 Submitted By:

6 
7 Michelle Kadner, Plaintiff
8 428 Steed Circle Appellant
9 North Las Vegas, Nevada
10 89030

11 (702) 354-7580

12
13 Dated 9-26-23
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24
25



1 ORDR

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4 Michelle Ladner, Plaintiff(s)

Case No.: A-18-783443-C

5 vs.

Dept. No.: XXIX

6 Eugene Stanten, II, Defendant(s)

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 HONORABLE DAVID M. JONES
9 DISTRICT COURT JUDGE
10 DEPARTMENT XXIX
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 Melissa Delgado-Murphy
25 Judicial Executive Assistant
26 Department XXIX
27
28