

IN THE SUPREME COURT OF THE STATE OF NEVADA

SCOTT SELCO,
Appellant/Cross-Respondent,
vs.
AMERICANA, LLC, D/B/A
PRUDENTIAL AMERICANA GROUP,
REALTORS, A NEVADA LIMITED
LIABILITY COMPANY; AND
MARJORIE L. CRONKITE, AN
INDIVIDUAL,
Respondents,
and
TIMOTHY MORITZ, AN INDIVIDUAL;
AND ANTOINETTE MORITZ, AN
INDIVIDUAL,
Respondents/Cross-Appellants.

No. 48499

FILED

JAN 07 2008

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY *[Signature]*
DEPUTY CLERK

ORDER DISMISSING APPEAL

Respondent Americana, LLC, dba Prudential, Americana Group, REALTORS (Prudential) has filed a notice informing this court that it has filed a bankruptcy petition. The filing of a bankruptcy petition operates to stay, automatically, the "continuation" of any "judicial . . . action . . . against the debtor." 11 U.S.C. § 362(a)(1). An appeal, for purposes of the automatic stay, is considered a continuation of the action in the trial court. Consequently, an appeal is automatically stayed if the debtor was a defendant in the underlying trial court action. See Ingersoll-Rand Financial Corp. v. Miller Mining, Co. Inc., 817 F.2d 1424 (9th Cir. 1987). It appears that Prudential was a defendant below. Therefore, this appeal is stayed pursuant to the automatic stay provisions of federal bankruptcy law.

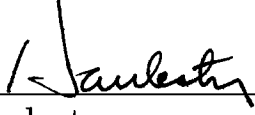
Given the applicability of the automatic stay, this appeal may linger indefinitely on this court's docket pending final resolution of the bankruptcy proceedings. Accordingly, we conclude that judicial efficiency will be best served if this appeal is dismissed without prejudice. Because a dismissal *without prejudice* will not require this court to reach the merits of this appeal and is not inconsistent with the primary purposes of the bankruptcy stay—to provide protection for debtors and creditors—we further conclude that such dismissal will not violate the bankruptcy stay.¹ See Independent Union of Flight Attendants v. Pan American World Airways, Inc., 966 F.2d 457, 459 (9th Cir. 1992) (holding that the automatic stay does not preclude dismissal of an appeal so long as dismissal is “consistent with the purpose of the statute [11 U.S.C. §362(a)”]; Dean v. Trans World Airlines, Inc., 72 F.3d 754, 755 (9th Cir. 1995) (holding that a post-bankruptcy petition dismissal will violate the automatic stay “where the decision to dismiss first requires the court to consider other issues presented by or related to the underlying case”).

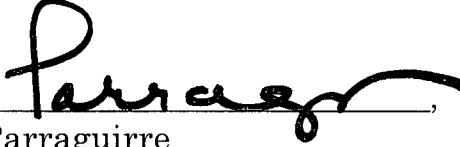
Accordingly, we dismiss this appeal. This dismissal is without prejudice to appellant's and cross-appellants' rights to move for reinstatement of this appeal or cross-appeal upon either the lifting of the bankruptcy stay or final resolution of the bankruptcy proceedings, if


¹The automatic stay provides a debtor “with protection against hungry creditors” and gives it a “breathing spell from its creditors” by stopping all collection efforts. Dean v. Trans World Airlines, Inc., 72 F.3d 754, 755 (9th Cir. 1995). Further, it assures creditors “that the debtor's other creditors are not racing to various courthouses to pursue independent remedies to drain the debtor's assets.” Id. at 755-6.

appellant or cross-appellants deem such a motion appropriate at that time.

It is so ORDERED.


_____, J.
Hardesty


_____, J.
Parraguirre


_____, J.
Douglas

cc: Hon. Elizabeth Goff Gonzalez, District Judge
Howard Roitman, Settlement Judge
Bailus Cook & Kelesis
Darren J. Welsh, Chtd.
John Peter Lee Ltd.
Eighth Judicial District Court Clerk