

IN THE SUPREME COURT OF THE STATE OF NEVADA

JOSEPH PIOVO, INDIVIDUALLY AND
AS PRESIDENT OF THE
CORPORATION,
Appellant,

vs.

ANTONIETA TOVER GUZMAN; CAL-
WESTERN RECONVEYANCE
CORPORATION, A CALIFORNIA
CORPORATION; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC.; AND GMAC
MORTGAGE, LLC,
Respondents.

No. 53647

FILED

DEC 31 2009

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY S. Young
DEPUTY CLERK

ORDER OF AFFIRMANCE

This is a proper person appeal from a district court summary judgment in a foreclosure matter. Eighth Judicial District Court, Clark County; Elissa F. Cadish, Judge.

Having reviewed the record and the civil proper person appeal statement, we conclude that the district court did not err. Wood v. Safeway, Inc., 121 Nev. 724, 729, 121 P.3d 1026, 1029 (2005) (setting forth standard for summary judgment); Houston v. Bank of America, 119 Nev.

485, 78 P.3d 71 (2003) (explaining principles of equitable subrogation).

Accordingly, we

ORDER the judgment of the district court AFFIRMED.¹

1. Hardesty, C.J.
Hardesty

Saitta, J.
Saitta

Gibbons, J.
Gibbons

cc: Hon. Elissa F. Cadish, District Judge
Joseph Piovo
Albright Stoddard Warnick & Albright
Gerrard Cox & Larsen
Pite Duncan & Melmet LLP
Eighth District Court Clerk

¹In light of this order, we deny as moot appellant's renewed motion for a stay. We grant respondent Guzman's counsel's motion to withdraw.