

IN THE SUPREME COURT OF THE STATE OF NEVADA

CLIXIE L. LARSON,  
Appellant,  
vs.  
NEVADA STATE BANK,  
Respondent.

No. 55503

**FILED**

SEP 28 2010

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 deficiency judgment under NRS 40.455. Eighth Judicial District Court, Clark County; Elizabeth Goff Gonzalez, Judge.

Appellant executed a continuing guaranty, under which she guaranteed the obligations of a Nevada limited liability company, the Shoppes at Maryland.<sup>1</sup> After the Shoppes at Maryland defaulted on its loan obligations to respondent, the Shoppes at Maryland property was sold through a trustee's sale at public auction. A deficiency resulted because the proceeds from the sale did not cover the amounts due under the loan obligations. Respondent later filed a district court action seeking to recover for breach of the guaranty, since no payment had been made pursuant to the guaranty. A hearing was held pursuant to NRS 40.455(1), and the district court found that appellant breached the guaranty, entering judgment in favor of respondent and against appellant and the other guarantors, jointly and severally for the amount of the deficiency.

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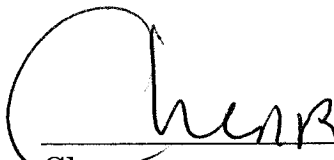
<sup>1</sup>Three other individuals who are not parties to this appeal also signed the guaranty.

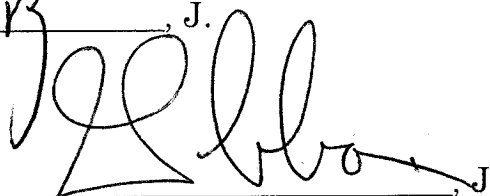
NRS 40.455. Appellant appeals, arguing that reversal is warranted because no date is shown on the guaranty signature page and because she has “only the bank[']s word that [her] signature is valid.”

In her answer to respondent’s complaint, appellant did not deny that she executed the guaranty. Because the district court’s findings are supported by substantial evidence in the record, see NOLM, LLC v. County of Clark, 120 Nev. 736, 739, 100 P.3d 658, 660-61 (2004), including the loan documents and the guaranty, which was notarized, we

ORDER the judgment of the district court AFFIRMED.

  
\_\_\_\_\_, J.  
Saitta

  
\_\_\_\_\_, J.  
Cherry

  
\_\_\_\_\_, J.  
Gibbons

cc: Hon. Elizabeth Goff Gonzalez, District Judge  
Clixie L. Larson  
Holland & Hart LLP/Las Vegas  
Eighth District Court Clerk