

IN THE SUPREME COURT OF THE STATE OF NEVADA

ROBERT C. TOWNSEND, JR.,  
Appellant,  
vs.  
AMERICUS MORTGAGE  
CORPORATION, F/K/A ALLIED HOME  
MORTGAGE CAPITAL CORPORATION;  
ABN AMRO MORTGAGE GROUP, INC.;  
FEDERAL HOME LOAN MORTGAGE  
CORPORATION; NORTHWEST  
TRUSTEE SERVICES, INC.; AND  
CITIMORTGAGE, INC,  
Respondents.

No. 66685

**FILED**

**MAR 17 2015**

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


*ORDER DISMISSING APPEAL*

This is a pro se appeal from a district court summary judgment in a declaratory relief action. Having considered appellant's appeal statement and the record on appeal, we conclude that the district court's September 10, 2014, order is not an appealable final judgment, as that order does not resolve appellant's declaratory relief claim against respondent Americus Mortgage Corporation. While the district court's order purports to resolve the overriding legal issue on which appellant's complaint sought a declaration—whether respondent CitiMortgage foreclosed on a valid security interest—we are unable to reconcile the district court's determination of that issue with certain statements within Americus's answer to appellant's complaint. Thus, we conclude that the September 10 order cannot be construed as a valid final judgment.<sup>1</sup> *Lee v.*

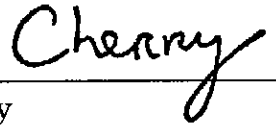
<sup>1</sup>Nor can the district court's January 8, 2015, order be construed as such. *See Valley Bank of Nev. v. Ginsburg*, 110 Nev. 440, 445, 874 P.2d 729, 733 (1994) ("This court determines the finality of an order or  
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*GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000); *Valley Bank of Nev. v. Ginsburg*, 110 Nev. 440, 445, 874 P.2d 729, 733 (1994). Because the September 10 order is not a final judgment, and because no other statute or court rule authorizes this appeal, we lack jurisdiction to consider the appeal at this time. See *Taylor Constr. Co. v. Hilton Hotels Corp.*, 100 Nev. 207, 209, 678 P.2d 1152, 1153 (1984). Accordingly, we

ORDER this appeal DISMISSED.

 \_\_\_\_\_, J.  
Parraguirre

 \_\_\_\_\_, J.  
Douglas

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

cc: Hon. Jerome Polaha, District Judge  
Robert C. Townsend, Jr.  
Akerman LLP/Las Vegas  
RCO Legal, P.S.  
Richard G. Hill, Ltd.  
Washoe District Court Clerk

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*...continued*

judgment by looking to what the order or judgment actually *does*, not what it is called.”).