

IN THE COURT OF APPEALS OF THE STATE OF NEVADA

S&Z INVESTMENT, LLC,
Appellant,
vs.
DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING, LLC; AND
FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Respondents.

No. 69565

FILED

APR 28 2017

ELIZABETH A. BROWN
CLERK OF APPEALS
BY *Elizabeth A. Brown*
DEPUTY CLERK

ORDER DISMISSING APPEAL

Appellant S&Z Investment, LLC, appeals from a district court order granting summary judgment in a real property action. Eighth Judicial District Court, Clark County; Rob Bare, Judge.


On March 16, 2017, this court entered an order directing appellant to show cause, within 20 days, why this appeal should not be dismissed for lack of jurisdiction. In our show cause order, we pointed out that there appeared to be an unresolved claim that remained pending below, as argued in appellant's opening brief. Thus, because not all of the claims and issues had been resolved, the December 14, 2015, order ostensibly was not appealable as a final judgment. *See* NRAP 3A(b)(1); *Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000) (providing that an order is appealable as a final judgment when it "disposes of all the issues presented in the case, and leaves nothing for the future consideration of the court, except for post-judgment issues such as attorney's fees and costs"). The March 16 show cause order further cautioned appellant that its failure to demonstrate that this court had jurisdiction over this matter may result in the dismissal of the appeal.

17-900820

Appellant's response to our show cause order was due on April 5, 2017, but to date, appellant has failed to respond to that directive. Thus, because appellant has failed to demonstrate that there are no claims that remain pending below, such that a final judgment has been entered, we conclude that we lack jurisdiction over this appeal. See NRAP 3A(b)(1). Accordingly, we

ORDER this appeal DISMISSED.


_____, C.J.
Silver


_____, J.
Tao


_____, J.
Gibbons

cc: Hon. Rob Bare, District Judge
William C. Turner, Settlement Judge
Law Offices of Mont E. Tanner
Brooks Hubley LLP
Eighth District Court Clerk