

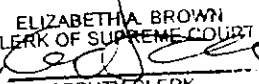
IN THE SUPREME COURT OF THE STATE OF NEVADA

BHARAT DESAI A/K/A BART.
Appellant,
vs.
CITY OF HENDERSON AND LAKE
MEAD ESTATES ASSOCIATION (LME
HOA) BOARD,
Respondents.

No. 90299

FILED

APR 04 2025

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY 
DEPUTY CLERK

ORDER DISMISSING APPEAL

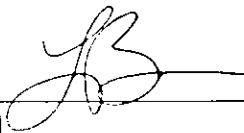
This is a pro se appeal from a district court order granting a motion to dismiss and from a district court order granting a motion to set aside a default. Eighth Judicial District Court, Clark County; Tina Talim, Judge.

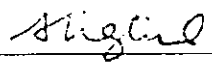
Review of the notices of appeal and documents before this court reveals a jurisdictional defect. This court “may only consider appeals authorized by statute or court rule.” *Brown v. MHC Stagecoach, LLC*, 129 Nev. 343, 345, 301 P.3d 850, 851 (2013). The challenged orders are not appealable as final judgments under NRAP 3A(b)(1) because appellant’s claims against Lake Mead Estates Association Board (HOA) remain pending in the district court. *See Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000) (defining a final judgment as one “that 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”); *see also Est. of Lomastro v. Am. Fam. Ins. Grp.*, 124 Nev. 1060, 1068, 195 P.3d 339, 345 (2008) (recognizing a distinction

between a default and a default judgment). And no other statute or court rule authorizes an appeal from the challenged orders. Accordingly, we lack jurisdiction and we

ORDER this appeal DISMISSED.¹


Parraguirre, J.


Bell, J.


Stiglich, J.

cc: Hon. Tina Talim, District Judge
Bharat Desai
Boyack Orme & Murdy
Henderson City Attorney
Eighth District Court Clerk

¹Appellant may file a new notice of appeal once the district court enters an order finally resolving the claims against HOA.