

IN THE SUPREME COURT OF THE STATE OF NEVADA

RICHARD COSTELLO, AN  
INDIVIDUAL

Petitioner,

vs.

EIGHTH JUDICIAL DISTRICT COURT,  
IN AND FOR THE COUNTY OF CLARK  
AND THE HONORABLE TIMOTHY  
WILLIAMS,

Respondents,

and

PETER ANELLO A.K.A. PETER V.  
ANELLO, A.K.A. VITO P. ANELLO,  
A.K.A. PETER VANELLO, AN  
INDIVIDUAL; KAREN L. SCHATZLE,  
ESQ., AN INDIVIDUAL; LIGHTHOUSE,  
LLC, F.K.A. 6480 DARBY LLC, A  
NEVADA LIMITED LIABILITY; ERIC  
WILLIAMS II, LLC F.K.A. KENT  
HARWICK LLC, A NEVADA LIMITED  
LIABILITY COMPANY; JUAN M.  
MARTINEZ, LLC, A NEVADA LIMITED  
LIABILITY; KARL REYES, LLC, A  
DEFAULTED NEVADA LIMITED  
LIABILITY COMPANY; LAS VEGAS  
OIL 10101, LLC, A NEVADA LIMITED  
LIABILITY; LAS VEGAS OILPK 280,  
LLC, A NEVADA LIMITED LIABILITY;  
NAOTA HASHIMOTO, LLC, A  
DEFAULTED NEVADA LIMITED  
LIABILITY COMPANY; CPI SERVICES,  
INC., A NEVADA CORPORATION,  
F.K.A CRYSTAL PROPERTIES AND  
INVESTMENTS, INC., F.K.A. NIKKI  
TUFARO GRODE; 209 IRVIN  
REVOCABLE LIVING TRUST,  
RICHARD COSTELLO AS TRUSTEE;  
LNAG PRO, LLC, A NEVADA LIMITED  
LIABILITY COMPANY; JB MONARCH,

No. 90313

**FILED**

SEP 12 2025

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY   
DEPUTY CLERK

LLC, A NEVADA LIMITED LIABILITY  
COMPANY; RILEY PARK, AN  
INDIVIDUAL; AND ERIC PHAM, AN  
INDIVIDUAL,  
Real Parties in Interest.

*ORDER DENYING PETITION FOR A WRIT OF  
CERTIORARI OR MANDAMUS*

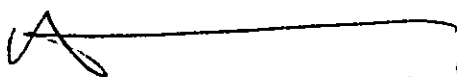
This original petition for a writ of certiorari or mandamus challenges a district court order (1) compelling arbitration; (2) requiring the sale of real property; and (3) requiring the addition of real party in interest Peter Anello as co-manager of several corporations on the Secretary of State's website. Petitioner Richard Costello also seeks a writ directing the district court to compel Anello to make mortgage payments on the properties at issue.

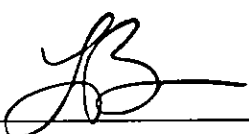
A writ of certiorari may be granted only when a lower court has exceeded its jurisdiction and there is no appeal or any plain, speedy, and adequate remedy. NRS 34.020(2). A writ of mandamus is available to compel the performance of an act that the law requires as a duty resulting from an office, trust, or station or to control an arbitrary or capricious exercise of discretion. See NRS 34.160; *Int'l Game Tech., Inc. v. Second Jud. Dist. Ct.*, 124 Nev. 193, 197, 179 P.3d 556, 558 (2008). "[T]he decision to entertain a petition for a writ of certiorari or a writ of mandamus is within this court's discretion." *Dep't of Health & Hum. Servs., Div. of Pub. & Behav. Health v. Eighth Jud. Dist. Ct.*, 139 Nev. 254, 255, 534 P.3d 706, 710 (2023) (internal quotation marks omitted).


We are not persuaded that our intervention is warranted. Costello has failed to provide all the essential documents necessary to understand and resolve the matters set forth in the petition. NRAP

21(a)(4). Thus, Costello has failed to meet his burden of demonstrating that extraordinary writ relief is warranted. *See Pan v. Eighth Jud. Dist. Ct.*, 120 Nev. 222, 228, 88 P.3d 840, 844 (2004) (providing that the petitioner bears the burden of showing writ relief is warranted). Accordingly, we

ORDER the petition DENIED.<sup>1</sup>

  
\_\_\_\_\_, C.J.  
Herndon

  
\_\_\_\_\_, J.  
Bell

  
\_\_\_\_\_, J.  
Stiglich

cc: Hon. Timothy Williams, District Judge  
David J. Winterton & Associates, Ltd.  
209 Irvin Revocable Living Trust, Richard Costello as Trustee  
Hurtik Law & Associates  
CPI Services, Inc  
VC2 Law  
JB Monarch, LLC  
Karl Reyes, LLC  
LNAG Pro, LLC  
Eighth District Court Clerk

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<sup>1</sup>Given our disposition, we lift the temporary stay imposed by this court on March 19, 2025.