

IN THE SUPREME COURT OF THE STATE OF NEVADA

JOSEPH CUSHMAN,
Appellant,
vs.
3C STORAGE AND CARDIN REALTY,
Respondents.

No. 90066

FILED

MAR 10 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 respondent Cardin Realty's motion for summary judgment. Eighth Judicial District Court, Clark County; Tina Talim, Judge.

Review of the notice 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 order is not appealable as a final judgment under NRAP 3A(b)(1) because appellant's claims against 3C Storage remain pending in the district court.¹ See *Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000) ("[A] final judgment is 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."). And

¹To the extent appellant appeals from a purported order dismissing 3C Storage, no such order appears to have been entered in the district court.

no other statute or court rule authorizes an appeal from the challenged order. Accordingly, we lack jurisdiction and

ORDER this appeal DISMISSED.²

Pickering, J.
Pickering

Cadish, J.
Cadish

Lee, J.
Lee

cc: Hon. Leon Aberasturi, District Judge
Joseph Cushman
Simons Hall Johnston PC/Yerington
Gordon Rees Scully Mansukhani LLP/Reno
Simons Hall Johnston PC/Reno
Third District Court Clerk

²If aggrieved, appellant may file a new notice of appeal once the district court enters a written order finally resolving the claims against 3C Storage.