

District Court Case No: A-26-941323-A

Electronically Filed
Mar 26 2026 09:17 AM
Elizabeth A. Brown
Clerk of Supreme Court

**IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE
STATE OF NEVADA IN AND FOR
THE COUNTY OF CLARK**

RUSSELL GREER,

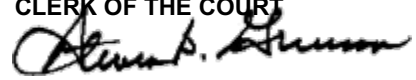
Appellant(s),

vs.

MICHAEL SCHAEFER ,

Respondent(s).

**NOTICE OF APPEAL PACKET
COVER SHEET**



Russell Greer
3930 University Center
Apt 103
Las Vegas, NV 89119
801-895-3501
russmark@gmail.com
Pro Se Litigant

**IN THE 8th JUDICIAL DISTRICT COURT OF
COUNTY OF CLARK, STATE OF NEVADA**

MICHAEL SCHAEFER,

Landlord

v.

RUSSELL GREER,

Tenant

**NOTICE OF APPEAL TO THE
SUPREME COURT OF NEVADA**

Case No.: **A941323**

Dept: 17

NOTICE IS HEREBY GIVEN that **Russell Greer**, Tenant/Appellant in the above-entitled action, hereby appeals to the **Supreme Court of Nevada** (to be assigned to the **Nevada Court of Appeals**) from the **Order of Affirmance** entered in this action on **March 23, 2026**.

This appeal is taken from the District Court's decision to affirm the Summary Eviction Order and vacate the hearing scheduled for March 24TH, 2026. Appellant contends the court committed a **mistake of law** by failing to recognize viable legal defenses under **NRS 40.253(6)**, including unlawful entry and harassment, as detailed in the JCRCP 60 Motion to Set Aside.

Truthfully submitted.

Russell Greer

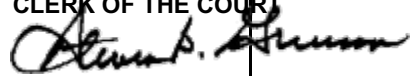
/rgreer/

3-24-26

A handwritten signature in black ink, appearing to be 'R Greer', written over a horizontal line.

CERTIFICATE OF SERVICE

I swear under penalty of perjury that a copy of the Notice of Appeal was delivered to Landlord via ECF on 3-24-26



1 ASTA
2 District Court Case No: A-26-941323-A
3 Dept No: XVII
4

5 **IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE**
6 **STATE OF NEVADA IN AND FOR**
7 **THE COUNTY OF CLARK**

8
9 RUSSELL GREER,

10 Appellant(s),

11 vs.
12

13 MICHAEL SCHAEFER ,

14 Defendant(s),
15

16
17 **CASE APPEAL STATEMENT**
18

- 19 1. Name of appellant(s) filing this case appeal statement:
20 **Russell Greer**
- 21 2. Identify the judge issuing the decision, judgment or order appealed from:
22 **Jennifer Schwartz**
- 23 3. Identify each appellant and the name and address of counsel for each appellant.
24 If an appellant(s) is self-represented, identify the name and address of
25 appellant(s):

26 **Russell Greer**

27 **Russell Greer**
28 **3930 University Center Dr., Apt. 89119**
Las Vegas, NV 89119

1
2 4. Identify each respondent and the name and address of appellate counsel, if
3 known, for each respondent (if the name of a respondent's appellate counsel is
4 unknown, indicate as much and provide the name and address of that
5 respondent's trial counsel). For self-represented respondents, identify the name
6 and address of each respondent:

7 **Michael Schaefer**

8 **Michael Schaefer**
9 **3930 University Center Dr., Apt. 89119**
10 **Las Vegas, NV 89119**

11 5. Indicate whether any attorney identified above in response to question 3 or 4 is
12 not licensed to practice law in Nevada and, if so, whether the District Court
13 granted that attorney permission to appear under SCR 42: **N/A**

14 6. If appellant was represented by counsel in the District Court, indicate whether
15 counsel was appointed or retained or N/A

16 7. If appellant is represented by counsel on appeal, is counsel appointed or
17 retained or N/A

18 8. Has appellant been granted leave to proceed in forma pauperis?

19 Yes: Identify the date of entry of the District Court order granting such leave:
20 (copy of order to follow by mail)

21 ***Expires 1 year from date filed*

22 No: Has appellant filed an application to proceed in forma pauperis?

23 No.

24 Yes: identify date the application was filed:

25 If application was denied, indicate date of order denying:
26 (copy of order to follow by mail.)

27 9. Indicate the date the proceedings commenced in the District Court (e.g., date
28 complaint, indictment, information, or petition was filed): **March 10, 2026**

1 10. Provide a brief description of the nature of the action and result in the District
2 Court, including the type of judgment or order being appealed and the relief
3 granted by the District Court: **Judgment**

4 11. Indicate whether the case has previously been the subject of an appeal to or
5 original writ proceeding in the Supreme Court or Court of Appeals and, if so, the
6 caption and appellate court docket number of the prior proceedings:

7 **Docket No.** **Case Caption**

8 N/A

N/A

9 12. Does this appeal raise issues involving child custody, the guardianship of a minor,
10 parenting time, or visitation?

11 Yes: Is this the primary issue on appeal? Yes No

12 No

13 13. If this is a civil case, indicate whether this appeal involves the possibility of
14 settlement: **unknown**

15 Dated This 25 day of March 2026.

16 Steven D. Grierson, Clerk of the Court

17 */s/ Shaun Salcedo*

18 _____
19 Shaun Salcedo, Deputy Clerk

20 200 Lewis Ave

21 PO Box 551601

22 Las Vegas, Nevada 89155-1601

23 (702) 671-0512

24 cc: Russell Greer

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY

CASE NO. A-26-941323-A

Russell Greer, Appellant
vs.
Michael Schaefer, Respondent

§
§
§
§
§
§

Location: **Department 17**
 Judicial Officer: **Schwartz, Jennifer**
 Filed on: **03/10/2026**
 Cross-Reference Case Number: **A941323**
 Lower Court Case Number: **26E003020**

CASE INFORMATION

Statistical Closures

03/24/2026 Transferred (before/during trial)
 03/23/2026 Other Manner of Disposition

Case Type: **Appeal from Lower Court - Evictions/TPO**

Case Status: **03/24/2026 Closed**

DATE

CASE ASSIGNMENT

Current Case Assignment

Case Number A-26-941323-A
 Court Department 17
 Date Assigned 03/10/2026
 Judicial Officer Schwartz, Jennifer

PARTY INFORMATION






Appellant	Greer, Russell	Pro Se 801-895-3501(H)
Respondent	Schaefer, Michael	Pro Se 702-443-5311(H)

DATE

EVENTS & ORDERS OF THE COURT



INDEX

EVENTS

03/10/2026	 Appeal from Lower Court Appealed By: Appellant Greer, Russell <i>[1] Certification of Record on Appeal to District Court from Order of Summary Eviction (Residential)</i>
03/11/2026	 Notice of Hearing <i>[2] Notice of Hearing: Appeal From Lower Court</i>
03/23/2026	 Order <i>[3] Order of Affirmance</i>
03/24/2026	 Notice of Appeal Filed By: Appellant Greer, Russell <i>[4] Notice of appeal to the Supreme Court of Nevada</i>
03/24/2026	 Motion for Stay of Execution Filed By: Appellant Greer, Russell <i>[5] Motion for Stay and extension to post bond</i>
03/24/2026	Remittitur to the Lower Court <i>[6] Remittitur to LVJCT</i>

CASE SUMMARY

CASE NO. A-26-941323-A

03/25/2026	 Case Appeal Statement <i>Case Appeal Statement</i>
<u>DISPOSITIONS</u>	
03/23/2026	Appeal Denied (Judicial Officer: Schwartz, Jennifer) Debtors: Russell Greer (Appellant) Creditors: Michael Schaefer (Respondent) Judgment: 03/23/2026, Docketed: 03/24/2026
<u>HEARINGS</u>	
03/24/2026	 Minute Order (3:00 AM) (Judicial Officer: Schwartz, Jennifer) Minute Order - No Hearing Held; Journal Entry Details: <i>Appellant Russell Greer filed his Motion for a Stay of execution March 24, 2026. The Court having Affirmed the lower court's ruling and the Court finding no basis to grant the requested stay, the Motion is hereby DENIED. Appellant's \$250 bond was ordered returned to Mr. Greer in the March 23, 2026 Order. CLERK S NOTE: This Minute Order has been electronically served to all registered parties for Odyssey File & Serve, as well as emailed to Mr. Greer, russmark@gmail.com. /lg 3.24.26 ;</i>
03/24/2026	CANCELED Appeal From Lower Court (10:30 AM) (Judicial Officer: Schwartz, Jennifer) <i>Vacated</i>

DATE

FINANCIAL INFORMATION

Appellant Greer, Russell	
Total Charges	24.00
Total Payments and Credits	0.00
Balance Due as of 3/25/2026	24.00

DISTRICT COURT CIVIL COVER SHEET

Clark County, Nevada
Case No. 26E003020

CASE NO: A-26-941323-A

(Assigned by Clerk's Office)

Department 17
FILED

I. Party Information (provide both home and mailing addresses if different)

Appellant(s) (Name/Address/Phone): Greer, Russell 3930 University Center Dr #103 Las Vegas NV 89119 Home: 801-895-3501	Respondent(s) (Name/Address/Phone): Schaefer, Michael 3930 University Center Drive 103 Las Vegas NV 89119 Home: 702-443-5311
Attorney Name: Russell Greer	Attorney Name: Michael Schaefer

2026 FEB 26 P 4: 32
 JUSTICE COURT
 LAS VEGAS, NEVADA
 BY REPLY

II. Nature of Controversy (Please Select the Primary Complaint or the One Most Applicable Case Type Below)

Civil Case Filing Types	
Real Property Landlord/Tenant <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant Title to Property <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Foreclosure Mediation Assistance <input type="checkbox"/> Other Title to Property (e.g., Quiet Title) Other Real Property <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	Torts Other Torts <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
Probate Probate (select case type and estate value) <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside () Surviving Spouse <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate Estate Value <input type="checkbox"/> \$300,000 or Greater <input type="checkbox"/> \$200,000-\$299,999 <input type="checkbox"/> \$100,001-\$199,000 <input type="checkbox"/> \$25,001-\$100,000 <input type="checkbox"/> \$20,001-\$25,000 <input type="checkbox"/> \$2,501-\$20,000 <input type="checkbox"/> \$2,500 or less	Construction Defect & Contract Construction Defect <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect Contract Case <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collections of Account <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract
Civil Writ Civil Writ <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrantum	Judicial Review/Appeal Judicial Review <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency (in Lower Court Proceeding) Nevada State Agency Appeal <input type="checkbox"/> Department of Motor Vehicle Appeal Other <input checked="" type="checkbox"/> Appeal from Justice/Municipal Court <input type="checkbox"/> Other Judicial Review/Appeal
Other Civil Filing Other Civil Filing <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters	

Business Court filings should be filed using the Business Court civil coversheet.

2-26-26

Date

Signature of initiating party or representative

1 **ORDR**

2
3 **DISTRICT COURT**
4 **CLARK COUNTY, NEVADA**

5 RUSSELL GREER, APPELLANT

CASE NO.: A-26-941323-A

6 VS.

JC CASE NO.: 26E003020

7 MICHAEL SCHAEFER, RESPONDENT

8 DEPARTMENT: 17

9
10 **ORDER OF AFFIRMANCE**

11 The above-entitled action is an appeal from Justice Court, Las Vegas Township. The
12 Order of Summary Eviction in Justice Court is dated February 23, 2026 and the Order regarding
13 Motion to Stay and Motion to Set Aside is dated February 25, 2026. Appellant’s Notice of
14 Appeal was filed in Justice Court on February 26, 2026.

15 Litigants in Justice Court are authorized by law to appeal summary eviction orders,
16 pursuant to the case of *Lippis v. Peters*, 112 Nev. 1008 (1996) and NRS Chapter 40. Under the
17 Constitution of the State of Nevada, Section 6, district courts have “final appellate jurisdiction
18 in cases arising in Justice Courts.” JCRCP 72A allows an aggrieved party to appeal a judgment
19 in a civil action, and the district court “may consider errors of law and the sufficiency of the
20 evidence, and may remand for a new trial whether or not a motion for new trial has been made.”¹

21 Pursuant to JCRCP 76A, which proscribes the powers of the district court on appeal,
22 “[a] case appealed must not be tried anew...[u]pon an appeal heard upon the record or a
23 statement of the case, the district court may review all orders affecting the judgment appealed
24 from and may set aside, or confirm, or modify, any or all of the proceedings subsequent to and
25 dependent upon such judgment, and may, if necessary or proper, order a new trial.”

26
27
28 ¹ The District Court recognizes that JCRCP 2 indicates that as to summary eviction proceedings “Rules governing summary evictions commence with Rule 101”; however in absence of any other appellate rule, the District Court refers to JCRCP 72 through 76B as persuasive guidance.

1 A lower court's "factual findings...are given deference and will be upheld if not clearly
2 erroneous and if supported by substantial evidence." *Ogawa v. Ogawa*, 125 Nev. 660, 668, 221
3 P.3d 699, 704 (2009); see also *Nelson v. Peckham Plaza Partnerships*, 110 Nev. 23, 25, 866
4 P.2d 1138, 1139 (1994). "Substantial evidence is evidence that a reasonable mind might accept
5 as adequate to support a conclusion." *Id.* "Where there is conflicting testimony presented," it is
6 for the trier of fact "to determine what weight and credibility to give to the testimony." *Bolden*
7 *v. State*, 97 Nev. 71, 73, 624 P.2d 20, 20 (1981).

8 This Court is not the appropriate forum to accept additional evidence related to the
9 Summary Eviction and related proceedings beyond that presented before the lower court.
10 Therefore, this Court is limited to making legal rulings on the evidence and defenses asserted
11 below and cannot, for the first time on appeal, consider additional evidence on arguments that
12 were not presented in the lower court.

13 This Court has reviewed the above-entitled appeal and FINDS that:

- 14 • Appellant was properly served with the Notice(s) of Eviction.
- 15 • Tenant filed an Affidavit/Answer to the Complaint.
- 16 • A hearing was held and testimony was taken at which point the Court ruled based
17 on the evidence that eviction was proper.
- 18 • Tenant cannot assert a habitability defense, because rent has not been deposited
19 into the lower court's escrow account pursuant to statute.
- 20 • Appellant admits the nonpayment of rent.
- 21 • A hearing was held and Appellant was found to not have paid the appropriate
22 rent.
- 23 • Landlord is not required under Nevada Law to accept a partial or late payment.
- 24 • Tenant provides no legal defense to the non-payment of rent.
- 25 • Thereafter, Appellant filed a Motion to Stay Eviction which was DENIED.

26 On appeal, this Court can only consider errors of law or sufficiency of the evidence.
27 Upon review of the record, this Court does not find the Justice Court's ruling was in error and
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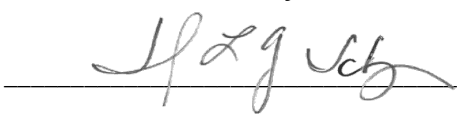
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further finds that there was sufficient evidence to support the order of summary eviction. Thus, the order of summary eviction is **AFFIRMED**.

COURT ORDERS the summary eviction order and the order denying stay of eviction by the Justice Court **AFFIRMED**.

COURT FURTHER ORDERS the District Court case is **CLOSED**.

COURT FURTHER ORDERS BOND, if any, returned to the Appellant.
Dated this 23rd day of March, 2026



A5B 31B 2916 6F41
Jennifer Schwartz
District Court Judge

1 **CSERV**

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4
5
6 Russell Greer, Appellant

CASE NO: A-26-941323-A

7 vs.

DEPT. NO. Department 17

8 Michael Schaefer, Respondent

9
10 **AUTOMATED CERTIFICATE OF SERVICE**

11 Electronic service was attempted through the Eighth Judicial District Court's
12 electronic filing system, but there were no registered users on the case.

13
14 If indicated below, a copy of the above mentioned filings were also served by mail
15 via United States Postal Service, postage prepaid, to the parties listed below at their last
known addresses on 3/24/2026

16 Michael Schaefer

3930 University Center Drive
103
Las Vegas, NV, 89119

18 Russell Greer

3930 University Center Dr
#103
Las Vegas, NV, 89119

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**DISTRICT COURT
CLARK COUNTY, NEVADA**

**Appeal from Lower Court -
Evictions/TPO**

COURT MINUTES

March 24, 2026

A-26-941323-A Russell Greer, Appellant
vs.
Michael Schaefer, Respondent

March 24, 2026 3:00 AM Minute Order

HEARD BY: Schwartz, Jennifer

COURTROOM: RJC Courtroom 03E

COURT CLERK: Louisa Garcia

RECORDER:

REPORTER:

PARTIES

PRESENT:

JOURNAL ENTRIES

- Appellant Russell Greer filed his Motion for a Stay of execution March 24, 2026. The Court having Affirmed the lower court's ruling and the Court finding no basis to grant the requested stay, the Motion is hereby DENIED. Appellant's \$250 bond was ordered returned to Mr. Greer in the March 23, 2026 Order.

CLERK S NOTE: This Minute Order has been electronically served to all registered parties for Odyssey File & Serve, as well as emailed to Mr. Greer, russmark@gmail.com. /lg 3.24.26



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE
NOTICE OF DEFICIENCY
ON APPEAL TO NEVADA SUPREME COURT

RUSSELL GREER
3930 UNIVERSITY CENTER DR., APT. 103
LAS VEGAS, NV 89119

DATE: March 25, 2026
CASE: A-26-941323-A

RE CASE: RUSSELL GREER vs. MICHAEL SCHAEFER

NOTICE OF APPEAL FILED: March 24, 2026

YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- \$24 – District Court Filing Fee (Make Check Payable to the District Court)**
- Case Appeal Statement
- NRAP 3 (a)(1), Form 2
- Order
- Notice of Entry of Order

NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file an appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay any district court fees or Supreme Court filing fee. The district court clerk must apprise the appellant of the deficiencies in writing, and must send the notice of appeal to the Supreme Court in accordance with Rule 3(g) with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court must docket the appeal in accordance with Rule 12."

Please refer to Rule 3 for an explanation of any possible deficiencies.

***Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.*

Certification of Copy

State of Nevada }
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; CASE APPEAL STATEMENT; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; ORDER OF AFFIRMANCE; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

RUSSELL GREER,

Appellant(s),

vs.

MICHAEL SCHAEFER,

Respondent(s),

Case No: A-26-941323-A

Dept No: XVII

now on file and of record in this office.

IN WITNESS THEREOF, I have hereunto
Set my hand and Affixed the seal of the
Court at my office, Las Vegas, Nevada
This 25 day of March 2026.

Steven D. Grierson, Clerk of the Court

/s/ Shaun Salcedo

Shaun Salcedo, Deputy Clerk

