



**WASHOE LEGAL SERVICES
CASES AWAITING PLACEMENT**

Cases Available as of June 14, 2021

General/ Family Law Cases

1. Housing/ Consumer Issue – 21-0136179

Bought home in 2017 with conventional loan. Has had home since and now is trying to sell. Client received an offer that was being funded by a conventional loan (just as she had received when initially purchased) and was supposed to sell 4/29. Buyers weren't able to go through with offer because home had been moved in 2006 to its current location. Client's loan was never supposed to be a conventional loan to begin with and now she is considered a financial burden. The fact that the house was moved was never disclosed when she was going through the buying process. Client feels her initial loan company Guild Mortgage and the realtor (Remax) selling the house were negligent and is now seeking pro bono services for full representation.

2. Property/ Probate Issue – 21-0136024

Client is residing on family-owned property that is in a family trust. The family trust contains a bank account and three pieces of property. Client was served with a petition to sell by a cousin who wants to sell all three properties and has blocked her access to the trust bank account. Client is considered one of 11 co-owners of the properties and bank account named in family trust. Client filed an immediate opposition to the petition and attended the first hearing. Petition was originally granted. However, client is claiming conflict of interest on the part of the judge, as the judge was previously a DA who prosecuted the client on criminal charges many years ago. Client is seeking full representation to help file an appeal, as well as an injunction to allow her and her fiancé to continue to live on one of the properties while this matter is taken back to court. Client's cousin is currently trying to evict them from the location and has terminated the trash pick-up and discontinued the paying of the water bill as these costs come out of the bank account associated with the family trust.

3. Tort/ Nuisance Property Issue – 21-0136370

Client and her husband own a home. Next door neighbor has a mulberry tree in his front yard and the roots of the tree go under client's house. The roots have caused damage to client's garage, damaging the concrete floor. Client has gotten an estimate for repairs, going to be at least \$10k. Client has tried talking to the neighbor, evening going went through neighborhood mediation center. However, neighbor refuses to pay for anything, doesn't want to cut down the tree either. Neighbor claims that he is not liable

because the tree was there when he moved in. Neighbor appears to have at least consulted with a lawyer about this issue. Client would like more than the \$10k for damages plus an injunction to have the tree cut down.

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4. Family Law – Custody – 21-0136180

Client is being sued by the father of her child for primary legal and physical custody. Prior to this there was never a formal custody order and they had been cooperating for 50/50 custody/ Client's ex has retained an attorney for this matter. Ex is claiming that client has unstable living situation and questions her mental state. Client has proof to show housing stability, mental stability, and proof of treatment. There is a case management hearing set for June 22, 2021, at 3pm. Client is seeking either full representation or assistance in filing her response to his petition if not able to fully represent in court.

5. Family Law - Adoption – 21-0136208

Client is seeking an attorney to help with adopting three of her grandchildren. Client has already previously adopted one grandchild from the same mother, child is special needs. Three children in question have been in client's care since 2012 when they were removed from their biological parents due to domestic violence, gun violence, and drug use. Father was recently released from prison and has moved out of state. Client has been unable to have him served due to sheriffs being unable to locate him. He has not responded to her petition. Mother has been served and is opposing the petition. Client has previously fostered 2 other grandchildren who have since reunified with their biological father (not the same father of the three she is seeking to adopt at present). Client is seeking full representation in this matter. Client believes that mother is not able to care for the children as she has unstable housing, repeat drug use, and previously terminating her parental right for other children of hers.

6. Family Law – Divorce/ custody – 21-0135652

Client is seeking an attorney to assist with divorce and child custody. Divorce began as a joint petition, however, has been dismissed due to the wife not serving client. There are 3 minor children involved. Originally parents were letting children choose who they wanted to live with. The child that chose to live with the wife is now failing school and having behavioral issues and client seeks to have primary custody of all three. Wife has also taken out multiple credit cards under both parties' names during this separation and has accrued mass amounts of debt that the client does not believe he should be responsible for. Client is weary of filing complaint of divorce with minor children on his own without an attorney for fear that it will further aggravate an already volatile situation, however, does not want to allow his child's schoolwork to decline or continue to let wife rack up further debt.

7. Minor Guardianship/ Immigration – 21-0136181

Client is seeking pro bono attorney to assist her with, minor guardianship, and adoption process for two minor immigrant children. The children are client's niece and nephew, ages 8 and 10 respectively. Children are orphans. Children were brought to the United States by client after their mother died in March 2021. Father or children had died the previous year, November 2020. She has been working with immigration and is currently their sponsor. WLS will handle the immigration component of this case and work closely with the attorney that takes on the family law portion. Children have been in the country 3 weeks and have been enrolled in school. Court date set for December 14, 2021.

8. Family Law/ Custody/ TPO (or no contact order) – 21-0136021

Client separated from her significant other in 2019 after an 18 year off and on relationship. Not a legal separation, client and ex were never married. Ex is the biological father of all four children. Upon separation 2 daughters elected to go with their father while the 2 sons stayed in their mother's care. Father removed both daughters from school and never re-enrolled them, also during this time there was an allegation of sexual assault against 13-year-old daughter by her uncle (father's brother-in-law). Client got CPS involved and both daughters were returned to her custody. Mother allowed ex to still have access to the children and he has come in and out of their lives in the last year. Mother allowed him to spend 3 days at the family's residence when planning their oldest daughter's 15th birthday. Celebrated at the Nugget arcade and pool. Girls wished to go home for the night while mom and boys stayed at the hotel. Client dropped both daughters off with ex at her home. That night ex sexually assaulted 13-year-old daughter Lily. Client is seeking full representation to obtain sole legal and physical custody of all four children. Client would also like to legally change the last name of all children. She is also seeking a no-contact order based on continued contact from ex's family and alleges they are stalking her and her daughter on social media. Client's ex is currently incarcerated.

9. Parental Rights Termination – 21-0136420

Client has been seeking to terminate parental rights to the father of her child since he was sentenced to prison time for child abuse that left the minor child (7-week-old daughter) with AP fractured and 8 broken ribs. Client attempted to file for this on her own 2.5 years ago, even appearing before a judge without representation. However, she said that her motion was denied due to lack of representation and the courts claim that they had never received information about the father being served proper paperwork. Client is seeking representation to make sure that correct paperwork is filed and served correctly, as well as representation in court for the hearing.