



**WASHOE LEGAL SERVICES
CASES AWAITING PLACEMENT**

Cases Available as of June 14, 2021

General/ Family Law Cases

1. Uncontested Divorce, Unable to locate husband – 21-01386187

Client is a senior citizen in poor health. Husband left in 2003 and has not been heard from or seen since. Unable to locate him to file for divorce. Client does not have the means for publication fees. The marriage is causing her to not qualify for much needed Medicaid benefits. If a pro bono attorney will file, WLS attorney will advise on how to publish without fees.

2. Adult Adoption – 21-0138659

Client would like to adopt her adult granddaughter. There are no extenuating circumstances or opposing parties. Client is elderly and requires an attorney to walk her through filling out the court forms and properly filing them. Client does not use a computer and had no access to efile. Client is also requesting help with requesting a fee/filing waiver. This case may not need full representation, client would benefit from procedural help on this matter.

3. 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.

4. 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 was 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.

5. 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.

6. 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.

7. 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.

8. Family Law – Divorce/ Custody – 21-0135630

Client is looking for consultation or full representation in a divorce and custody matter. Client is disabled and her ex is trying to use that to take full custody of their child. Client has already filed for divorce with proof of service through e-flex. Client's ex is trying to take their daughter from her during this time. He has been able to have visitation during this past year throughout the process, though now client does not want him to have daughter as he has threatened not to give her back. Client alleges ex husband is not taking his medication and has mental health issues that could lead to an unstable environment.

9. Family Law/ Custody Issue – 21-0137153

Client has one child with ex-girlfriend. They have never been married and have never had a formal custody order in place. Client is seeking primary custody with no visitation restrictions on the mother. Client is seeking this as a result of the mother taking the 3-year-old daughter out of state to her mother's house in Merced County and refusing to bring her back for visitation that had previously been agreed upon. Client and child's mother had a verbal agreement that he would get daughter for 10 days a month, however that has yet to occur, and the mother is becoming more combative and refuses to communicate. Client has only seen his daughter 2 days out of the last 3 months. Video chats are his only means of communication with his daughter and those are being facilitated through the maternal grandmother who his ex and daughter are living with. Client is seeking full representation but is willing to accept any help that is offered. Case management conference is set for 7/22/21. This hearing has been expedited because of "kidnapping like circumstances".