

No. 21-

IN THE
Supreme Court of the United States

RLR INVESTMENTS, LLC

Petitioner,

v.

CITY OF PIGEON FORGE, TENNESSEE,

Respondent.

ON PETITION FOR A WRIT OF CERTIORARI TO THE UNITED
STATES COURT OF APPEALS FOR THE SIXTH CIRCUIT

PETITION FOR A WRIT OF CERTIORARI

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QUESTION PRESENTED

After *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280 (2005), is it improper for a United States District Court to dismiss claims brought under 42 U.S.C. § 1983 and the Fifth Amendment of the US Constitution for the unlawful taking of property due to an interlocutory state court order on the basis of the *Rooker-Feldman* doctrine, which this Court held in *Exxon* is applicable only to final state-court judgments?

PARTIES TO THE PROCEEDING

The parties in the Court of Appeals were Plaintiff-Appellant RLR Investments, LLC and Defendant-Appellee City of Pigeon Forge, Tennessee.

CORPORATE DISCLOSURE STATEMENT

RLR Investments, LLC is not a subsidiary or affiliate of a publicly owned corporation that owns 10% or more of its stock.

STATEMENT OF RELATED PROCEEDINGS

This case arises from the following proceedings:

City of Pigeon Forge, Tennessee v. RLR Investments, LLC, et al., Circuit Court for Sevier County, Tennessee, Case No. 15-cv-372-II, filed June 4, 2015 (no final judgment issued).

RLR Investments, LLC v. City of Pigeon Forge, Tennessee, United States District Court for the Eastern District of Tennessee Case No. 3:19-cv-00279-CLC-DCP (order granting Motion to Dismiss entered on November 30, 2020).

RLR Investments, LLC v. City of Pigeon Forge, Tennessee, United States Court of Appeals for the Sixth Circuit Case No. 20-6375 (opinion and order entered on July 13, 2021, rehearing *en banc* denied August 12, 2021).

There are no other related proceedings in state or federal courts, or in this Court.

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PETITION FOR WRIT OF CERTIORARI

Petitioner RLR Investments, LLC respectfully petitions for a writ of certiorari to review the judgment of the United States Court of Appeals for the Sixth Circuit.

OPINIONS BELOW

The opinion of the Court of Appeals can be found at 4 F.4th 380. (Appx. A, at 1a-51a). The District Court's order can be found at 2020 U.S. Dist. LEXIS 222369. (Appx. B, at 52a-71a).

JURISDICTION

The judgment of the court of appeals was entered on July 13, 2021. Petitioners' timely petition for rehearing *en banc* was denied on August 12, 2021. This Court's jurisdiction rests on 28 U.S.C. § 1254.

CONSTITUTIONAL AND STATUTORY PROVISIONS INVOLVED

The Fifth Amendment to the United States Constitution provides in relevant part:

No person shall... be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.

42 U.S.C. § 1983 sets forth in relevant part:

Every person who, under color of any statute, ordinance, regulation, custom, or usage, of any

State or Territory or the District of Columbia, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress[.]

28 U.S.C. § 1257 sets forth in relevant part:

Final judgments or decrees rendered by the highest court of a State in which a decision could be had, may be reviewed by the Supreme Court by writ of certiorari where the validity of a treaty or statute of the United States is drawn in question or where the validity of a statute of any State is drawn in question on the ground of its being repugnant to the Constitution, treaties, or laws of the United States, or where any title, right, privilege, or immunity is specially set up or claimed under the Constitution or the treaties or statutes of, or any commission held or authority exercised under, the United States.

INTRODUCTION

Respondent the City of Pigeon Forge, Tennessee (the “City”) took Petitioner RLR Investments, LLC’s (“RLR”) property through eminent domain proceedings in the Circuit Court for Sevier County, Tennessee (the “State Court”). The City later conceded on the record in open court that a part of this taking was improper because it

was not for a public purpose. The City then purportedly abandoned the unlawful part of the taking. The State Court proceedings remain pending. No final judgment has been entered. RLR has not asserted any claim or requested any damages in the State Court action for the City's unlawful taking.

Instead, shortly after this Court's holding in *Knick v. Twp. Of Scott*, 139 S. Ct. 2162, 2177 (2019) that injured property owners such as RLR may bring a Fifth Amendment claim pursuant to 42 U.S.C. § 1983 without first exhausting state remedies, RLR brought for the first time federal claims for this unlawful taking in the United States District Court for the Eastern District of Tennessee (the "District Court"). Under *Knick*, RLR is entitled to pursue its claims in federal court irrespective of the ongoing, interlocutory State Court proceedings and regardless of whether it would be theoretically possible to bring similar claims in the State Court. Under *Knick*, aggrieved landowners pick the forum for vindicating their constitutional rights, not the local governments that violated those rights in the first place.

The District Court dismissed RLR's action under the *Rooker-Feldman* doctrine, which prohibits federal court review of final state court judgments. But, as held by this Court *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280 (2005) and every Circuit to expressly consider the issue, *Rooker-Feldman* does not apply to interlocutory state-court orders. Nonetheless, the Sixth Circuit affirmed the District Court's decision, relying on its outdated and abrogated decision in *Pieper v. American Arbitration Ass'n, Inc.*, 336 F.3d 458 (6th Cir. 2003).

The Sixth Circuit's ruling that the *Rooker-Feldman* doctrine is applicable to the interlocutory orders of state courts conflicts with the precedent of this Court in *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280 (2005) and *Lance v. Dennis*, 546 U.S. 459 (2006), and conflicts with the holdings of ten other Circuits.

Moreover, the Sixth Circuit's decision is significant and impactful to the property rights of landowners who have been deprived of their constitutional rights by state or local action. If it stands, the Sixth Circuit's application of the *Rooker-Feldman* doctrine outside its proper bounds will (i) create confusion among the Circuits, (ii) deprive RLR and similarly situated landowners of their right to seek federal court redress for an unconstitutional taking as provided in *Knick*, and (iii) essentially put aggrieved landowners in the pre-*Knick* position of having to exhaust state remedies. This result, which would not exist under the law of this Court as properly applied, or the law of the majority of Circuits, should not be allowed to stand.

This Court should grant certiorari to further clarify the limits of the *Rooker-Feldman* doctrine and resolve the conflict among the Circuits created by the Sixth Circuit's decision.

STATEMENT OF THE CASE

1. RLR owns two tracts of land, referred to herein as Tract 1 and Tract 2. Both Tract 1 and Tract 2 share a common border but are not unified lots or bound in any manner to one another. RLR is free to sell Tract 1 without selling Tract 2 and vice versa. Tract 1 contains a thirty-room private resort hotel and Tract 2 contains a duplex

building. In 2015, the City initiated proceedings in the State Court condemning portions of Tract 1 and Tract 2, claiming authority to do so under Tennessee's eminent domain code (the "Petition"). (Compl., RE 1, Page ID #3.) The City sought a permanent easement across portions of these two tracts, which border the Little Pigeon River, to construct a pedestrian walkway (the "Greenway").

As part of its taking as to Tract 2, the City took a temporary but indefinite construction easement area located outside of the construction area necessary for building the Greenway. The purpose of this taking was to construct parking spaces on Tract 2 to replace hotel parking spaces taken on Tract 1, which the City destroyed when constructing the Greenway. In its July 2, 2015 Objection to the Right to Take and Answer, RLR challenged, under state law, the City's right to take and the scope and proposed uses of the property condemned by the City, arguing that the City's taking of the Tract 2 area for replacement parking was not for a public purpose and therefore improper. (See Compl., RE 1, Page ID ##3-4.) RLR did not assert before the State Court any counterclaims and did not reference the Fifth Amendment to the United States Constitution, or 42 U.S.C. § 1983.

Ultimately, on July 16, 2018, years after taking RLR's property, the City agreed with RLR and admitted on the record that its taking of Tract 2 for construction of replacement parking benefiting the hotel on Tract 1 was not for a proper public purpose. (Transcript of Proceedings, July 16, 2018, RE 1-7, Page ID # 108-109.) Specifically, the City, through counsel admitted as follows:

This is parking on private land that does not benefit the public purpose of the greenway. So

we believe that RLR got it right when they were complaining, your honor, that we should not be burdening their other lot with this parking.

(Id.)

In light of this open-court admission, RLR moved for summary judgment, arguing that, under state law, (i) the lack of a public purpose required dismissal of the State's petition, (ii) the City's actions with respect to a portion of the property condemned constituted an abandonment, and (iii) RLR was entitled to its fees under the Tennessee condemnation statutes. (RLR's Motion for Summary Judgment, RE 1-8, Page ID # 124.) The State Court agreed that the City took a portion of RLR's property without a proper public purpose but declined to dismiss the Petition or overturn the Order of Possession. (Compl., RE 1, Page ID # 7; Transcript of Proceedings, June 17, 2019, RE 1-12, Page ID # 183-184.) In doing so, the State Court essentially allowed the City to abandon a portion of the taking on Tract 2, property which it had in fact taken (and still possesses) through the Order of Possession.

2. On June 21, 2019, this Court issued the decision in *Knick v. Twp. of Scott*, in which it held that property owners may bring a Fifth Amendment claim pursuant to 42 U.S.C. § 1983 as soon as an unconstitutional taking has occurred without first exhausting state remedies, as previously had been required. *See* 139 S. Ct. 2162, 2177 (2019), *overruling Williamson County Regional Planning Comm'n v. Hamilton Bank of Johnson City*, 473 U.S. 172 (1985).

3. Relying on *Knick*, on July 17, 2019, RLR filed its Complaint in the District Court, bringing for the first time

in any court its claims of violation of its Fifth Amendment rights, and for violation of 42 U.S.C. § 1983. (*See* Compl., RE 1, Page ID ##9-10).

On September 16, 2016, the City filed its Motion to Dismiss and supporting Memorandum (the “Motion”) (Motion to Dismiss, RE 16; Memorandum in Support of Motion, RE 17, Page ID #297-300), asserting, among other things, that the District Court lacked subject matter jurisdiction pursuant to the *Rooker-Feldman* doctrine, which provides for dismissal of claims brought in federal court that seek review of a final judgment in state court proceedings and do not assert a claim independent from a challenge to the state court’s final judgment.¹

RLR opposed, arguing first that the doctrine is inapplicable to a state court’s interlocutory orders; second, that RLR’s Section 1983 claims were neither raised nor resolved in the State Court proceeding and therefore *Rooker-Feldman* did not apply; and third, *Rooker-Feldman* does not apply where RLR has alleged an independent source of injury separate from the State Court’s orders. (Opposition to Motion to Dismiss, RE 22, Page ID # 322).

On November 30, 2020, the District Court entered an opinion and order granting the City’s Motion and ordering that RLR’s claims be dismissed without prejudice. (Appx. B, at 52a-71a.)

1. The City raised other abstention doctrines in the proceedings below, but neither the District Court nor the Sixth Circuit’s panel opinion addresses or relies on these other doctrines.

4. The Sixth Circuit affirmed the District Court’s decision in a 2-1 panel ruling, finding that no opinion of this Court mandated that its prior holding in *Pieper* be overruled. (Appx. A, Opinion, at 10a-11a.) The Honorable Judge Clay dissented on the grounds, *inter alia*, that this Court’s holdings in *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280 (2005) and *Lance v. Dennis*, 546 U.S. 459 (2006) mandate the overruling of *Pieper*, and that the panel’s holding was inconsistent with the law of ten of the other Circuits. (Clay, J. Dissent, at 20.)

The Court of Appeals denied a petition for *en banc* review and issued the mandate on August 20, 2021.

REASONS FOR GRANTING THE PETITION

The Sixth Circuit’s ruling creates a conflict with ten United States Courts of Appeals and rests on an interpretation of the *Rooker-Feldman* doctrine that departs from this Court’s description of the limits of that doctrine in *Exxon*. As noted in Judge Clay’s dissent, the origins of the *Rooker-Feldman* doctrine are found in 28 U.S.C. §1257, which sets forth that “[f]inal judgments or decrees rendered by the highest court of a State...may be reviewed by the Supreme Court.” This Court relied on this statute when deciding *Rooker v. Fidelity Trust Co.*, 263 U.S. 413, 416 (1923), holding that only the Supreme Court can exercise appellate jurisdiction over the highest court in a state. Likewise, when deciding *District of Columbia Court of Appeals v. Feldman*, 460 U.S. 462, 486 (1983), this Court again relied upon §1257 to find that only the Supreme Court could review the final decisions of the highest court in a jurisdiction. *See Id.* In both instances, this Court held that, per the statute, only the Supreme

Court has jurisdiction to hear the final judgments of the highest court within a state.

In the nearly 40 years since *Feldman* was decided, lower federal courts relied on the *Rooker-Feldman* doctrine to dismiss approximately five hundred cases. See Clay, J. Dissent at 22 (citing Susan Bandes, *The Rooker-Feldman Doctrine: Evaluating Its Jurisdictional Status*, 74 Notre Dame L. Rev. 1175, 1175 (1999)). Consistent with the other Circuits at that time, in *Pieper v. American Arbitration Ass'n, Inc.*, 336 F.3d 458, 486 (6th Cir. 2003), the Sixth Circuit followed the trend extending the *Rooker-Feldman* doctrine to include “interlocutory orders and to orders of lower state courts.”

However, two years after *Pieper* was decided, this Court clarified the limited scope of the *Rooker-Feldman* doctrine. In *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280 (2005), this Court noted that the doctrine had been “[v]ariously interpreted in the lower courts” and “has sometimes been construed to extend far beyond the contours of the *Rooker* and *Feldman* cases, overriding Congress’ conferral of federal-court jurisdiction concurrent with jurisdiction exercised by state courts...” *Id.* at 283. This Court held that both the *Rooker* and *Feldman* cases are distinguishable because in those cases “the losing party in state court filed suit in federal court after the state proceedings ended, complaining of an injury caused by the state-court judgment and seeking review and rejection of that judgment.” *Id.* at 291 (emphasis added). Likewise, in *Lance v. Dennis*, 546 U.S. 459, 463 (2006), the Court explained that under the *Rooker-Feldman* doctrine, lower federal courts are precluded from exercising appellate jurisdiction over final state-court judgments.

Thus, the conclusion that is drawn from the holdings in *Exxon* and *Lance* is that while district courts are precluded from exercising appellate jurisdiction over final state-court judgments, the *Rooker-Feldman* doctrine does not apply to interlocutory state-court orders.

As noted in Judge Clay's dissent below, after this Court's decision in *Exxon*, the Courts of Appeals in ten other circuits followed the decision, holding that the *Rooker-Feldman* doctrine was inapplicable to state court interlocutory orders. See *Federación de Maestros de Puerto Rico v. Junta de Relaciones del Trabajo de Puerto Rico*, 410 F.3d 17, 24 (1st Cir. 2005) (quoting *Exxon* to hold that when the state court proceedings have ended, the state court judgment is sufficiently final for operation of the *Rooker-Feldman* doctrine); *Hoblock v. Albany Cnty. Bd. Of Elections*, 422 F.3d 77, 89 (2d Cir. 2005); *Malhan v. Sec'y United States Dep't of State*, 938 F.3d 453, 459 (3d Cir. 2019) (holding that hold that *Rooker-Feldman* does not apply when state proceedings have not ended and have not led to orders reviewable by the United States Supreme Court); *Hulsey v. Cisa*, 947 F.3d 246, 250 (4th Cir. 2020); *Thana v. Bd. of License Commissioners for Charles Cnty., Maryland*, 827 F.3d 314, 321 (4th Cir. 2016); *Burciaga v. Deutsche Bank Nat'l tr. Co.*, 871 F.3d 380, 384 (5th Cir. 2017); *Bauer v. Koester*, 951 F.3d 863, 867 (7th Cir. 2020); *Dornheim v. Sholes*, 430 F.3d 919, 924 (8th Cir. 2005); *Robins v. Ritchie*, 631 F.3d 919, 926-28 (8th Cir. 2011); *Mothershed v. Justices of Supreme Court*, 410 F.3d 602, 606 (9th Cir. 2005), *as amended on denial of reh'g*, 2005 WL 1692466 (9th Cir. July 21, 2005); *Guttman v. Khalsa*, 446 F.3d 1027, 1032, n.2 (10th Cir. 2006); *Nicholson v. Shafe*, 558 F.3d 1266, 1274-76, 1279 (11th Cir. 2009).

The holdings in *Exxon* and *Lance* narrow the scope of the *Rooker-Feldman* doctrine to only those cases in which a state court loser seeks district court review of a final state court judgment. These holdings require the Sixth Circuit to modify the ruling in *Pieper*. The Sixth Circuit's decision below lacks uniformity with this Court's binding precedent and the precedent set by ten other Circuit Courts of Appeals. Certiorari should be granted to clarify whether the *Rooker-Feldman* doctrine can be applied to the interlocutory decisions of state courts and resolve the inconsistency created by the Sixth Circuit.

CONCLUSION

For the foregoing reasons, the Court should grant this Petition for a Writ of Certiorari.

Respectfully submitted,

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APPENDIX

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**APPENDIX A — OPINION OF THE UNITED
STATES COURT OF APPEALS FOR THE
SIXTH CIRCUIT, FILED JULY 13, 2021**

UNITED STATES COURT OF APPEALS
FOR THE SIXTH CIRCUIT

No. 20-6375

RLR INVESTMENTS, LLC,

Plaintiff-Appellant,

v.

CITY OF PIGEON FORGE, TENNESSEE,

Defendant-Appellee.

Appeal from the United States District Court
for the Eastern District of Tennessee at Knoxville
No. 3:19-cv-00279—Curtis L. Collier, District Judge.

July 13, 2021, Decided

July 13, 2021, Filed

Before: CLAY, McKEAGUE, and LARSEN,
Circuit Judges.

OPINION

McKEAGUE, Circuit Judge. The City of Pigeon Forge, Tennessee, (City) decided to construct a riverside

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pedestrian walkway that ran across RLR Investments, LLC's (RLR's) land. The City went to Tennessee state court with a petition for condemnation. The court determined that the project had a legitimate public use under Tennessee and federal law and issued an order of possession. Unhappy with that result, RLR filed a complaint in federal court alleging that the Order was unconstitutional and inconsistent with Tennessee law, asking the federal court to enjoin the Order's enforcement. The district court held that it lacked subject-matter jurisdiction under the *Rooker-Feldman* doctrine, and RLR appeals that determination, arguing that the Supreme Court's decision in *Exxon Mobil Corp. v. Saudi Basic Indus. Corp.*, 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005), abrogated our precedent applying *Rooker-Feldman* to interlocutory orders. Because our precedent and *Exxon* can comfortably coexist, we affirm.

I

RLR owns two adjacent tracts of land on the Little Pigeon River in Pigeon Forge. When these events began, the first tract (Tract 1) had a private resort and parking spaces, while the second tract (Tract 2) had a duplex building.

The City decided to build a pedestrian walkway along the Little Pigeon River. The planned walkway went through both tracts, so the City filed a petition for condemnation (Petition) in Sevier County Circuit Court. *See* Tenn. Code Ann. § 29-17-101 *et seq.* (Tennessee's eminent-domain law). The Petition sought a permanent

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easement across both tracts, an easement which would make some or all of the parking spaces on Tract 1 unusable. In addition, the Petition sought temporary construction easements, including one on which the City would construct parking spaces on Tract 2 that would replace those lost on Tract 1.

RLR opposed the Petition. First, RLR argued that the compensation for the loss of the spaces on Tract 1 was too low. Second, RLR argued that the City's plan of building parking spaces on Tract 2 to replace those lost by Tract 1 was a private, rather than public, purpose. *See Kelo v. City of New London*, 545 U.S. 469, 477, 125 S. Ct. 2655, 162 L. Ed. 2d 439 (2005) (explaining takings law).

The Circuit Court held a hearing and issued an order of possession (Order) granting the City everything the Petition sought. The court held it was "satisfied that the [C]ity ha[d] carried its burden of proof that the [pedestrian walkway] project [wa]s for [a] public purpose" and that it was a "proper exercise of the eminent domain powers of the [C]ity." The City took possession of the land and built the walkway, but never built the parking spots on Tract 2.

RLR continued to challenge the Order of Possession in the state trial court. Its challenges culminated in what it styled a motion for "summary judgment," in which RLR continued to argue that the Petition should be dismissed because it was not for a public purpose. Its theory seemed to be that the private purpose supporting the building of the parking spaces on Tract 2 "tainted" the entire Petition; this was true, RLR believed, even though it agreed that

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the easements across Tracts 1 and 2 were supported by the public purpose of building the pedestrian walkway. The Circuit Court held a hearing, but it was unpersuaded that the private purpose of the planned parking spaces required the entire Order of Possession to fall. The court denied the motion and cleared the way for the proceeding to progress to the valuation of the land.

Before the valuation proceedings happened, RLR filed the instant two-count complaint in federal court. The first count alleges an unlawful taking under the Fifth and Fourteenth Amendments and 42 U.S.C. § 1983. The second count¹ similarly alleges that the City took “RLR’s property without a proper public purpose” and that the City’s “position that it may enforce an unconstitutional Order of Possession” even though it was “without a proper public purpose” is wrong. The prayer for relief requests judgments (1) “that the Order of Possession is unconstitutional” and “without a proper public purpose”; (2) that the City violated state law “when it took RLR’s land without a proper public purpose”; and an injunction (3)

enjoining the City from [(a)] taking any action to interfere with RLR’s right to peaceful possession and use of its property; [(b)] enjoining the City from exercising any ownership rights in RLR’s property pursuant to the Order of Possession and from enforcing the Order of Possession; and [(c)] requiring the City to refile

1. Erroneously labeled “Count Three” in the complaint.

Appendix A

a new petition for condemnation limiting any taking of RLR's property to an appropriation for which there is a proper public purpose.

The district court held that it lacked subject-matter jurisdiction under the *Rooker-Feldman* doctrine. The court first held that the *Rooker-Feldman* doctrine still applies to interlocutory orders under Sixth Circuit precedent (*Pieper v. Am. Arb. Ass'n, Inc.*, 336 F.3d 458 (6th Cir. 2003)) despite intervening Supreme Court case law (*Exxon Mobil Corp. v. Saudi Basic Indus. Corp.*, 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005)). Then, the court held that *Rooker-Feldman* applied here because it was clear that the source of RLR's injury was the state court's Order.

II

For the necessary context, we start with the somewhat troubled history of the *Rooker-Feldman* doctrine. Federal courts' jurisdiction "is confined within such limits as Congress sees fit to prescribe." *The "Francis Wright"*, 105 U.S. (15 Otto) 381, 385, 26 L. Ed. 1100 (1881); accord *Keene Corp. v. United States*, 508 U.S. 200, 207, 113 S. Ct. 2035, 124 L. Ed. 2d 118 (1993). One such limit is hidden in 28 U.S.C. § 1257's positive statement that "[f]inal judgments or decrees rendered by the highest court of a State . . . may be reviewed by the Supreme Court." If the Supreme Court can review "final judgments" from state courts of last resort, then lower federal courts can't. See *Kovacik v. Cuyahoga Cnty. Dep't of Child. and Fam. Servs.*, 606 F.3d 301, 309 (6th Cir. 2010). That negative

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inference is called the *Rooker-Feldman* doctrine. See *Rooker v. Fid. Tr. Co.*, 263 U.S. 413, 44 S. Ct. 149, 68 L. Ed. 362 (1923); *D.C. Ct. of Appeals v. Feldman*, 460 U.S. 462, 103 S. Ct. 1303, 75 L. Ed. 2d 206 (1983).

In the two canonical cases, a litigant received a final judgment from a state’s highest court and then sought review of that judgment from a federal district court rather than the Supreme Court. *Rooker*, 263 U.S. at 414; *Feldman*, 460 U.S. at 483. Those are the easy cases, and they outline the basic rule: appeals from state courts of last resort go only to the Supreme Court. For a district court to hear such a case “would be an exercise of appellate jurisdiction[,] [but] [t]he jurisdiction possessed by the District Courts is strictly original.” *Rooker*, 263 U.S. at 416; see, e.g., 28 U.S.C. § 1331 (“The district courts shall have *original* jurisdiction of all civil actions arising under the Constitution, laws, or treaties of the United States.” (emphasis added)).

The lower courts expanded on the basic rule to deal with harder cases. The expansions drew on *Feldman*’s principle that “lower federal courts possess no power whatever to sit in direct review of state court decisions.” *Feldman*, 460 U.S. at 482 n.16 (quoting *Atl. Coast Line R.R. Co. v. Brotherhood of Locomotive Eng’rs*, 398 U.S. 281, 296, 90 S. Ct. 1739, 26 L. Ed. 2d 234 (1970)). The generality of the principle lent itself to broad expansion. See *McCormick v. Braverman*, 451 F.3d 382, 395 (6th Cir. 2006) (noting how courts used *Rooker-Feldman* as “a panacea to be applied whenever state court decisions and federal court decisions potentially or actually overlap”);

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Stephen I. Vladeck, *The Increasingly “Unflagging Obligation”: Federal Jurisdiction after Saudi Basic and Anna Nicole*, 42 *Tulsa L. Rev.* 553, 563 (2007) (“*Rooker-Feldman* became a quasi-magical means of docket-clearing . . .”). But with expansion came complication. See *VanderKodde v. Mary Jane M. Elliott, P.C.*, 951 F.3d 397, 405 (6th Cir. 2020) (Sutton, J., concurring) (noting that the doctrine became famous for “caus[ing] . . . mischief, creating needless complications, distracting litigants and courts . . . , and helping no one”). Courts agreed that the doctrine prevented “a de facto appeal from a state court judgment” in federal court, but “[d]etermining what constitutes a forbidden de facto appeal . . . prove[d] difficult.”² *Kougasian v. TMSL, Inc.*, 359 F.3d 1136, 1139 (9th Cir. 2004).

The instant case involves one such difficulty: Does *Rooker-Feldman* apply to interlocutory orders from lower state courts? We answered affirmatively in *Pieper v. American Arbitration Ass’n, Inc.* 336 F.3d at 462. There, a state trial court issued an order compelling

2. The famous footnote from *Feldman* that expanded what might be considered a de facto appeal stated that

If the constitutional claims presented to a United States District Court are inextricably intertwined with the state court’s denial in a judicial proceeding of a particular plaintiff’s application for admission to the state bar, then the District Court is in essence being called upon to review the state court decision. This the District Court may not do.

Feldman, 460 U.S. at 482 n.16.

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Pieper to arbitrate. *Id.* at 460. Rather than appealing that order, Pieper filed a lawsuit in federal court seeking “a declaration that the disputes between Pieper and [the state-court defendant] were not properly subject to arbitration.” *Id.* On its face, the outcome in *Pieper* “seem[ed] indisputable”—*Rooker-Feldman* applied because Pieper sought a de facto reversal of the state court’s order to compel arbitration (despite the invocation of Pieper’s constitutional rights to due process, a jury trial, etc.). *Id.* at 461.

Yet *Pieper* offered a twist on *Rooker* and *Feldman*, both of which had involved final judgments from the state’s highest court. Congress gave the Supreme Court jurisdiction over “[f]inal judgments . . . rendered by the highest court of a state,” 28 U.S.C. § 1257, but at issue in *Pieper* was an, interlocutory order of a state trial court. Pieper argued that because the Supreme Court couldn’t hear an appeal of this interlocutory order or an order from a lower state court, the order did not fall within the ambit of *Rooker-Feldman*’s negative inference. 336 F.3d at 462.

We disagreed, joining the majority of circuits at the time, and held “that the *Rooker-Feldman* doctrine does apply to interlocutory orders and to orders of lower state courts.” *Id.* (citing, *inter alia*, *Campbell v. Greisberger*, 80 F.3d 703, 707 (2d Cir. 1996); *Port Auth. Police Benevolent Ass’n, Inc. v. Port Auth. of N.Y. & N.J. Police Dep’t*, 973 F.2d 169, 178 (3d Cir. 1992)). The logic was obvious. If lower federal courts can’t review the final product of state-court litigation, why should a lower federal court entertain an interlocutory appeal so long as a state court hasn’t yet

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come to a conclusion? *See id.* “To hold otherwise would allow potential relitigation of every state-court order” *Id.* at 464.

RLR claims that *Pieper*’s logic has since been called into question by the Supreme Court’s decision in *Exxon Mobil Corp. v. Saudi Basic Indus. Corp.* 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005). *Exxon* was a dispute over the royalties derived from a joint business venture. *Id.* at 289. The Saudi Basic Industries Corporation (SABIC) sued Exxon Mobil in state court for a declaratory judgment “that the royalty charges were proper,” and two weeks later Exxon Mobil sued SABIC in federal court alleging the royalty charges were improper. *Id.* The state-court proceeding reached a jury verdict, with an appeal to the state supreme court pending, by the time the Third Circuit issued its opinion. *Id.* at 290. The Third Circuit held that *Rooker-Feldman* ended its jurisdiction when the state court entered judgment on the jury verdict. *Id.*

The Supreme Court disagreed because Exxon Mobil “was not seeking to overturn the state-court judgment.” *Id.* at 291. To the contrary, both the state court and federal court properly exercised jurisdiction at the outset of each case. That the state court happened to reach judgment first implicated preclusion law rather than *Rooker-Feldman*. *Id.* at 292 (“When there is parallel state and federal litigation, *Rooker-Feldman* is not triggered simply by the entry of judgment in state court.”). Thus, *Exxon* stopped the use of *Rooker-Feldman* as a universal solution, halting its corrosion of concurrent jurisdiction in state and federal courts, preclusion law, and comity/abstention doctrines. *Id.* at 283-84, 292-93.

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But the Supreme Court didn't end *Rooker-Feldman*, despite some scholars' suggestion otherwise. See, e.g., Samuel Bray, *Rooker-Feldman (1923-2006)*, 9 Green Bag 2d 317, 317-18 (2006). The Court "h[e]ld" that *Rooker-Feldman* "is confined to cases of the kind from which the doctrine acquired its name: cases brought by state-court losers complaining of injuries caused by state-court judgments rendered before the district court proceedings commenced and inviting district court review and rejection of those judgments." *Exxon*, 544 U.S. at 284; accord *Johnson v. De Grandy*, 512 U.S. 997, 1006, 114 S. Ct. 2647, 129 L. Ed. 2d 775 (1994). Post-*Exxon*, the lower courts have worked to effect that confinement. But the general principle that "[f]ederal district courts do not stand as appellate courts for decisions of state courts" survives. *Hall v. Callahan*, 727 F.3d 450, 453 (6th Cir. 2013).

III

Here, we consider the scope of *Rooker-Feldman*'s confinement in answering a question that the Court left open: "does [*Rooker-Feldman*] apply to bar federal actions commenced after the grant of interlocutory relief in a state court proceeding[?]" Richard H. Fallon, Jr., John F. Manning, Daniel J. Meltzer & David L. Shapiro, *Hart & Weschler's the Federal Courts and the Federal System* 1411 (7th ed. 2015). But we don't write on a blank slate. Because we've already said *Rooker-Feldman* does so apply in *Pieper*, we only answer whether *Exxon* "mandates modification" of that decision. See *United States v. Moody*, 206 F.3d 609, 615 (6th Cir. 2000). For the reasons outlined below, we determine that *Exxon* and *Pieper* can

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comfortably coexist and accordingly affirm.

Before we reach *Pieper*, however, we assess whether *Rooker-Feldman* applies at all. We review the district court’s *Rooker-Feldman* determination de novo. *McCormick*, 451 F.3d at 389.

A.

The starting point is the holding of *Exxon: Rooker-Feldman* applies in “[1] cases brought by state-court losers [2] complaining of injuries caused by state-court judgments [3] rendered before the district court proceedings commenced [4] and inviting district court review and rejection of those judgments.” *Exxon*, 544 U.S. at 284. “The key words are ‘review’ and ‘judgment.’” *VanderKodde*, 951 F.3d at 406 (Sutton, J., concurring). Usually *Rooker-Feldman* cases are complicated because it’s difficult to determine if a plaintiff seeks review of a state-court decision, *see, e.g., Berry v. Schmitt*, 688 F.3d 290, 300 (6th Cir. 2012), or if a decision counts as a judgment, *see, e.g., Van Hoven v. Buckles & Buckles, P.L.C.*, 947 F.3d 889, 892 (6th Cir. 2020).

“But there’s no complexity when the litigant directly asks a federal district court to” declare a state-court order to be unconstitutional and enjoin its enforcement. *United States v. Alkaramla*, 872 F.3d 532, 534 (7th Cir. 2017). Here, it’s clear that RLR asks us to review the state-court order of possession and that the order of possession counts as a judgment under *Rooker-Feldman*.

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1.

There's no question that RLR asks us to "review" what the state court did. After *Exxon*, we determine whether a plaintiff seeks review of a state-court judgment by looking at the "source of the injury the plaintiff alleges in the federal complaint," *McCormick*, 451 F.3d at 393, and consider what relief the plaintiff requests, *VanderKodde*, 951 F.3d at 402 (majority opinion). If the injury's source is not the judgment, then the plaintiff's federal claim is independent of the state-court judgment and the district court has jurisdiction over the claim. *See Hall*, 727 F.3d at 454.

In its complaint, RLR asks for "[a] judgment declaring that the Order of Possession is unconstitutional and that the City took RLR's private property without a proper public purpose in violation of the Fifth Amendment." RLR proceeds to request an injunction to prevent the City from "taking any action to interfere with RLR's right to peaceful possession and use of its property" and "from exercising any ownership rights in RLR's property pursuant to the Order of Possession and from enforcing the Order of Possession." By asking a federal court to declare a state-court order unconstitutional and prevent its enforcement, RLR impermissibly appealed the state court's order to the federal district court. *See McCormick*, 451 F.3d at 395 (applying *Rooker-Feldman* to counts in which "Plaintiff alleges that the [state-court order] in and of itself is illegal and causes Plaintiff harm."); *Alkaramla*, 872 F.3d at 534; *see also Berry*, 688 F.3d at 300 (holding *Rooker-Feldman* inapplicable when the plaintiff "does not

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request relief from the [judgment] itself,” *e.g.*, when the plaintiff “is not trying to get the [judgment] expunged or to get the decision overturned”); *Rooker*, 263 U.S. at 414 (affirming district court’s dismissal of a request to have a state-court judgment declared “null and void” because it violated the Contract Clause).

RLR argues that it avoided the *Rooker-Feldman* doctrine by filing § 1983 and constitutional claims that were not part of the state case, but that’s incorrect. The test is whether the plaintiff’s injury stems from the state-court judgment, not whether the claims are identical.³ *See, e.g., Pieper*, 336 F.3d at 461 (applying *Rooker-Feldman* even though “none of the[] [claims] w[ere] actually raised in the state-court litigation”). RLR would only prevail on its § 1983 claims or its constitutional claims if the state court were wrong, so the Order is the source of the injury. *See McCormick*, 451 F.3d at 395. Nor is the City’s conduct here independent of the state court’s Order. The City took RLR’s property as a consequence of the Order, not independently.

RLR asks for the type of review *Rooker-Feldman* forbids. The Supreme Court limited *Rooker-Feldman* to instances “when a plaintiff asserts before a federal district court that a state court judgment itself was unconstitutional or in violation of federal law,” *id.*, and that’s exactly what happened here.

3. We also disagree with RLR’s contention that the issues it raised in state court differ from those raised in federal court. In both instances, RLR argued that the City’s Order of Possession was an unconstitutional taking without a valid public purpose.

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2.

Whether the Order is a “judgment” under § 1257 is also straightforward. For the purposes of *Rooker-Feldman*, the Supreme Court has defined a “judgment” under § 1257 to be an “investigat[ion], declar[ation], and enforce[ment of] ‘liabilities as they [stood] on present or past facts and under laws supposed already to exist.’” *Feldman*, 460 U.S. at 479 (final alteration in original) (quoting *Prentis v. Atl. Coast Line Co.*, 211 U.S. 210, 226, 29 S. Ct. 67, 53 L. Ed. 150 (1908)); see *Van Hoven*, 947 F.3d at 892 (holding that a writ of garnishment did not qualify as a judgment for *Rooker-Feldman*). A court’s “ministerial action[s]” do not qualify as judgments. *Feldman*, 460 U.S. at 479. To determine whether the action is ministerial, we ask “whether the state court addressed the claim ‘on the merits.’” *Berry*, 688 F.3d at 299 (quoting *Feldman*, 460 U.S. at 478).

The Order qualifies as a judgment. Under Tennessee law, the government can petition for condemnation of land—exercise its eminent domain power—as “long as the property is taken for a legitimate public use in accordance with the fifth and fourteenth amendments to the United States Constitution [and] the Constitution of Tennessee.” Tenn. Code Ann. § 29-17-102; see *id.* § 29-17-104. Accordingly, the judge considered the Petition, RLR’s objection, the testimony of witnesses, counsel’s statements, and the balance of the record. He then applied the facts to Tennessee’s eminent-domain law and concluded that “the [C]ity has carried its burden of proof that the [Petition for Condemnation] is for public purpose

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... [and a] proper exercise of the eminent domain powers of the [C]ity.” And in response to RLR’s subsequent attempts to have the Order of Possession rescinded, the judge found that the order could stand “[r]egardless of whether” providing for the construction of the parking spaces “was improper or not.”

Plainly, the judge made a merits determination. *See Berry*, 688 F.3d at 299. This case is far from those which find a court action to be merely ministerial. *See, e.g., Van Hoven*, 947 F.3d at 892-93 (holding that a writ of garnishment is ministerial because “[a] creditor may obtain one simply by filing a form with the court clerk, who then issues the writ as long as the request ‘appears to be correct’” (quoting Mich. Ct. R. § 3.101(D))); *see also Berry*, 688 F.3d at 299 (assuming a warning letter qualified as a state-court decision when “the record demonstrate[d] that the Inquiry Commission considered a complaint against Berry, evaluated evidence, and decided that the case warranted informal disposition”).

B.

RLR contends that *Rooker-Feldman* doesn’t apply because the Order is not a *final* judgment. According to its plain language, § 1257 only applies to “final judgments.” The Order isn’t yet final, at least in the sense that the trial has not yet ended and appeals haven’t been exhausted. But our precedent from *Pieper* allows the application of *Rooker-Feldman* to interlocutory orders. *Pieper*, 336 F.3d at 462. RLR contends that *Exxon* abrogated *Pieper*.

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In the Sixth Circuit, a three-judge panel may not overturn a prior decision unless a Supreme Court decision “mandates modification” of our precedent. *Moody*, 206 F.3d at 615; *accord United States v. Elbe*, 774 F.3d 885, 891 (6th Cir. 2014); *see also Jacobs v. Alam*, 915 F.3d 1028, 1036 (6th Cir. 2019). Absent such mandate, or a decision from our en banc court overruling our precedent, we are bound by what we’ve said before. *Salmi v. Sec’y of HHS*, 774 F.2d 685, 689 (6th Cir. 1985).

This principle is foundational to how the law develops. It serves the interests “of uniformity, certainty, and stability in the law.” *New York Life Ins. Co. v. Ross*, 30 F.2d 80, 83 (6th Cir. 1928). Without it, each case would be a brand of first-impression exploration. *See* Joseph W. Mead, *Stare Decisis in the Inferior Courts*, 12 Nev. L.J. 787, 795-96 (2012) (describing how, historically, three-judge circuit-court panels could overrule their own precedents). And the principle is also a critical piece of a larger *stare decisis* framework. It interlocks with its corollaries. For example, when two precedents conflict, we are bound to follow the first in time. *United States v. Jarvis*, 999 F.3d 442, 445-46 (6th Cir. 2021). And when it seems that the Supreme Court might soon change a doctrine, we leave that prerogative to the Court and do not try to anticipate the Court’s direction. *See Rodriguez de Quijas v. Shearson/Am. Exp., Inc.*, 490 U.S. 477, 484, 109 S. Ct. 1917, 104 L. Ed. 2d 526 (1989). Failure to adhere to one *stare decisis* principle echoes throughout the system.

The point is that our task is limited. *Pieper* has not been overruled by our en banc court. And the Supreme

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Court has not offered any “directly applicable” analysis that is inconsistent with *Pieper*. See *United States v. White*, 920 F.3d 1109, 1113 (6th Cir. 2019); *Ne. Ohio Coal. for the Homeless v. Husted*, 831 F.3d 686, 720-21 (6th Cir. 2016). So *Pieper* binds us. We ask not whether we would decide *Pieper* the same way with fresh eyes, but whether the holding of *Exxon* mandates modification of *Pieper*.

1.

First, RLR argues we have already recognized *Exxon*’s abrogation of *Pieper*. In *Quality Associates, Inc. v. The Procter & Gamble Distributing LLC*, we said in a footnote that *Pieper* was “displaced” by *Exxon* and that *Rooker-Feldman* now applies only “where the state proceedings . . . ended” prior to the filing of the federal complaint. 949 F.3d 283, 290 n.5 (6th Cir. 2020) (alteration in original) (quoting *Nicholson v. Shafe*, 558 F.3d 1266, 1277 (11th Cir. 2009)). But, as we later noted, any intimation that *Exxon* required a final judgment, including through appeal exhaustion, was dicta⁴ because in *Quality Associates* the relevant state-court order was not rendered until after the federal complaint was filed. See *Hancock v. Miller*, No. 20-5422, 2021 U.S. App. LEXIS 8929, 2021 WL 1157843, at *6 n.4 (6th Cir. Mar. 26, 2021). There is no doubt that if a federal complaint is filed before the relevant state-court judgment, *Rooker-*

4. We are bound by Sixth Circuit holdings but not by dicta. A holding is a determination of law critical to a decision, while dicta is anything “not necessary to the determination of the issue on appeal.” See *Freed v. Thomas*, 976 F.3d 729, 738 (6th Cir. 2020) (quoting *United States v. Swanson*, 341 F.3d 524, 530 (6th Cir. 2003)).

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Feldman does not apply. See, e.g., *Hunter v. Hamilton Cnty. Bd. of Elections*, 635 F.3d 219, 233 (6th Cir. 2011). After all, that's *Exxon* itself. *Quality Associates* offers no binding guidance on *Rooker-Feldman*'s application to federal complaints that challenge an existing interlocutory state-court order.

2.

Second, RLR argues that *Pieper* is inconsistent with *Exxon* because, in its view, *Exxon* clarified that *Rooker-Feldman* only applies “at the end of state court proceedings, not to interlocutory state court orders.” This argument has prevailed at times in other circuits. When we decided *Pieper*, we joined the majority of circuits in holding that *Rooker-Feldman* applied to interlocutory orders. 336 F.3d at 462. Since then, most circuits that have considered RLR's argument that *Exxon* abrogated *Pieper*'s analogs have agreed. See, e.g., *Malhan v. Sec'y U.S. Dep't of State*, 938 F.3d 453, 461 (3d Cir. 2019); *Nicholson*, 558 F.3d at 1279; *Guttman v. Khalsa*, 446 F.3d 1027, 1031 (10th Cir. 2006) (“*Exxon Mobil* reverses this holding [that *Rooker-Feldman* applies to interlocutory orders].”).⁵

But of those circuits that have eschewed *Pieper*'s categorical rule, most have not adopted the opposite categorical rule in its place. Rather, they have adopted a hybrid approach, first articulated by the First Circuit in

5. See also *D.A. Osguthorpe Fam. P'ship v. ASC Utah, Inc.*, 705 F.3d 1223, 1232 (10th Cir. 2013).

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Federacion de Maestros de P.R. v. Junta de Relaciones del Trabajo de P.R., 410 F.3d 17, 24 (1st Cir. 2005). See *Malhan*, 938 F.3d at 459 (collecting authorities). The hybrid approach applies *Rooker-Feldman* when (1) the state court of last resort has affirmed the judgment; (2) the time to appeal has expired or the parties voluntarily terminated litigation; or (3) the state court of last resort has resolved the relevant federal issue but state law or factual issues remain. *Id.* at 459-60 (distilling the test from *Federación de Maestros*, 410 F.3d at 24-25).

Some circuits, moreover, have split on the *Pieper* issue.⁶ The Seventh Circuit, for example, has taken a

6. See *Houston v. Venneta Queen*, 606 F. App'x 725, 731-32 (5th Cir. 2015) (indicating that *Rowley v. Wilson*, 200 F. App'x 274, 275 (5th Cir. 2006) (per curiam), incorrectly held that *Exxon* “unequivocally” overruled precedent on interlocutory orders and *Rooker-Feldman*); cf. *Burciaga v. Deutsche Bank Nat'l Tr. Co.*, 871 F.3d 380, 384 & n.5 (5th Cir. 2017) (noting unresolved tension between pre-and post-*Exxon* precedent). Compare *Mothershed v. Justs. of Sup. Ct.*, 410 F.3d 602, 604 n.1 (9th Cir. 2005) (holding that judgment is rendered for *Rooker-Feldman* (“proceedings end”) when the state supreme court has finalized its decision on the issue), as amended on denial of reh'g (July 21, 2005), and *Dornheim v. Sholes*, 430 F.3d 919, 924 (8th Cir. 2005) (“At the time that the Dornheims commenced this federal action, the state court adjudication was not complete[,]” so *Rooker-Feldman* did not apply.), with *Santos v. Superior Ct. of Guam*, 711 F. App'x 419, 420 (9th Cir. 2018) (memorandum) (“We have expressly ruled that the doctrine applies not only to final judgments, but also to ‘interlocutory state court decisions.’” (quoting *Doe & Assocs. Law Offs. v. Napolitano*, 252 F.3d 1026, 1030 (9th Cir. 2001))), and *Parker L. Firm v. Travelers Indem. Co.*, 985 F.3d 579, 584 (8th Cir. 2021) (“This court, like other circuits, has concluded that *Rooker-Feldman* applies to state court judgments that are not yet final.”).

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variety of approaches. It has said that *Rooker-Feldman* “does not apply independently to interlocutory orders.” *Kowalski v. Boliker*, 893 F.3d 987, 995 (7th Cir. 2018); accord *TruServ Corp. v. Flegles, Inc.*, 419 F.3d 584, 591 (7th Cir. 2005). But it has also said that “interlocutory orders entered prior to the final disposition of state court lawsuits are not immune from the jurisdiction-stripping powers of *Rooker-Feldman*.” *Sykes v. Cook Cnty. Cir. Ct. Prob. Div.*, 837 F.3d 736, 742 (7th Cir. 2016). And it has said that “[t]he principle that only the Supreme Court can review the decisions by the state judiciary in civil litigation is as applicable to interlocutory as to final state-court decisions.” *Harold v. Steel*, 773 F.3d 884, 886 (7th Cir. 2014). Most recently, the Seventh Circuit acknowledged the tension in its previous statements without resolving the issue. *Bauer v. Koester*, 951 F.3d 863, 867 (7th Cir. 2020). In *Bauer*, it determined that a state foreclosure order was “effectively final” and therefore barred by *Rooker-Feldman*. *Id.* The court also reasoned, in the alternative, that even if “there is no final judgment for purposes of *Rooker-Feldman*, ‘[n]othing in the Supreme Court’s decisions suggests that state-court decisions too provisional to deserve review within the state’s own system can be reviewed by federal district and appellate courts.” *Id.* at 867 (quoting *Harold*, 773 F.3d at 886).

In sum, some circuits have found RLR’s argument that *Exxon* abrogated *Pieper* convincing. But there is not unanimity.

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3.

Holding that *Pieper* survives would be in tension with some of these cases, and we are hesitant to deepen any conflicts between the circuits. But we must decide independently whether *Exxon* mandates modification of *Pieper*. Based on *Exxon*'s explicit holding, the Court's definition of "judgment" for *Rooker-Feldman* purposes, and *Exxon*'s focus on allowing parallel litigation, we think *Pieper* and *Exxon* can comfortably coexist. The litigation here is an impermissible "covert appeal," not a parallel proceeding. See *Van Hoven*, 947 F.3d at 892. We developed the source-of-the-injury test to implement *Exxon*'s holding, and *Pieper* faithfully applies that test.

Look first at the explicit holding of *Exxon*:

The *Rooker-Feldman* doctrine, we hold today, is confined to cases of the kind from which the doctrine acquired its name: [1] cases brought by state-court losers [2] complaining of injuries caused by state-court judgments [3] rendered before the district court proceedings commenced and [4] inviting district court review and rejection of those judgments.

544 U.S. at 284. As outlined above, there's no question that RLR lost in state court, that the Order was rendered before the federal complaint here was filed, and that the complaint invited the district court to review the Order.

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The only question left is whether “judgments” means only *final* judgments. The Court has never answered this question, and the verbiage the Court uses is not dispositive on this point. In the Court’s specific enunciation of its holding, it only said “judgment.” And not all “judgments” are final. *Cf.* Fed. R. Civ. P. 54(a) (“‘Judgment’ as used in these rules includes a decree and any order from which an appeal lies.”); Tenn. R. Civ. P. 54.01 (same). In describing the doctrine after *Exxon*, the Court has sometimes used the word “decision” rather than “judgment.” *See Skinner v. Switzer*, 562 U.S. 521, 532, 131 S. Ct. 1289, 179 L. Ed. 2d 233 (2011); *Lance v. Dennis*, 546 U.S. 459, 466, 126 S. Ct. 1198, 163 L. Ed. 2d 1059 (2006) (per curiam); *see also Berry*, 688 F.3d at 299 (“*Rooker-Feldman* focuses on whether the state court decision caused the injury.”). Use of the word “decision” perhaps gets us a little further away from § 1257’s “final judgment,” but whether a judgment or a decision, the Court’s language from *Exxon* and after doesn’t definitively speak to finality.

On the other hand, the Court’s earlier explanations of the term “judgment” don’t support a finality requirement. In *Feldman*, for example, the Court differentiated judicial actions (judgments) from other “legislative, ministerial, or administrative” actions. 460 U.S. at 479. The distinction was whether a judge “investigates, declares and enforces liabilities as they stand on present or past facts and under laws.” *Id.* at 477 (quoting *Prentis*, 211 U.S. at 226). That’s why we don’t require a “judgment” to be a “formal judgment or order,” but instead only require a merits determination. *Berry*, 688 F.3d at 299.

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Whether a litigant has a right to appeal doesn't affect whether the litigant is the subject of a judicial action. In other words, whether a litigant may yet appeal a decision does not mean that the decision was not "on the merits." *Id.* (quoting *Feldman*, 460 U.S. at 478). This illuminates an interpretive path to reading *Exxon* and *Pieper* together: *Exxon* requires a state court to have "rendered judgment" for *Rooker-Feldman* to apply, which means to have made a decision on the merits, and merits decisions do not always require finality.

There is evidence to the contrary. The *Exxon* Court referenced the finality of the judgments in *Rooker* and *Feldman* themselves when describing those cases. *Exxon*, 544 U.S. at 286. This is the language on which our sister circuits have focused: the facts of *Rooker* and *Feldman* were that "the losing party in state court filed suit in federal court *after the state proceedings ended.*" *Nicholson*, 558 F.3d at 1274 (emphasis added) (quoting *Exxon*, 544 U.S. at 291); see *Malhan*, 938 F.3d at 461. State proceedings haven't ended when an appeal is pending, they reason, so they conclude *Exxon* means that *Rooker-Feldman* only applies when state appeals (or the possibility thereof) are exhausted. *Nicholson*, 558 F.3d at 1279; see *Federación de Maestros*, 410 F.3d at 24.

We don't find that language compelling, at least so far as to *mandate* a finality requirement. The finality of the state-court proceedings was not critical to the outcome in *Exxon*.⁷ And *Exxon* never said that *all* state

7. Notably, the requirement that "state proceedings ended" is found in *Exxon*'s description of *Rooker* and *Feldman*, rather than in

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proceedings had to have ended for *Rooker-Feldman* to apply. *Exxon* was focused on the fact that the parties “properly invoked concurrent jurisdiction” and the Court’s point was that neither’s jurisdiction “vanishes” when one sovereign’s court reaches judgment. *Exxon*, 544 U.S. at 292; see *ADSA, Inc. v. Ohio*, 176 F. App’x 640, 643 n.1 (6th Cir. 2006) (describing the holding of *Exxon* as requiring litigants to prove that “the federal proceedings are not parallel to the state-court proceedings” to invoke *Rooker-Feldman*). Though the state-court order that RLR attacks here was not a final, appealable order from the state’s highest court, the order was already in place when RLR came to federal court. Rather than invoking concurrent jurisdiction over an unadjudicated question, RLR asked the district court to strike down an existing state-court order.

Exxon doesn’t tell us when a state-court judgment matures for *Rooker-Feldman* purposes because in *Exxon* the federal complaint was filed before the state court reached *any* merits decision. This temporal boundary from *Exxon*, that a “state-court judgment [be] rendered before the district court proceedings commenced,” is contained within the source-of-the-injury test. *Exxon*, 544 U.S. at 284. *Exxon* fails the test: Exxon Mobil could not have complained of any state-court judgment in favor of SABIC because Exxon Mobil filed its federal complaint well before the state court made any merits decisions.

its explicit holding. See *Venneta Queen*, 606 F. App’x at 732; Dustin E. Buehler, *Revisiting Rooker-Feldman: Extending the Doctrine to State Court Interlocutory Orders*, 36 Fla. St. U. L. Rev. 373, 413 n.308 (2009).

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That's why we adopted the source-of-the-injury test in the wake of *Exxon*: to “winnow[] would-be *Rooker-Feldman* cases” to comply with the Court’s confinement of the doctrine. See *Hancock*, 2021 U.S. App. LEXIS 8929, 2021 WL 1157843, at *5; see also *McCormick*, 451 F.3d at 393 (adopting the source-of-the-injury test as developed post-*Exxon* in *Davani v. Va. Dep’t of Transp.*, 434 F.3d 712 (4th Cir. 2006)).

And the source-of-the-injury test is not inconsistent with *Pieper*. If true parallel litigation exists, *Rooker-Feldman* does not apply because both litigants “properly invoked concurrent jurisdiction” (*Exxon*). *Exxon*, 544 U.S. at 292. Once one court reaches final judgment, preclusion law applies. See *id.* at 293. But if a litigant is unhappy with a state-court decision and goes to a federal court to remedy that loss, that “invokes the same idea of respect for state courts as preclusion” but is conceptually distinct (*Pieper*). *Hancock*, 2021 U.S. App. LEXIS 8929, 2021 WL 1157843, at *4. *Rooker-Feldman* applies. The litigant in the second example could not have filed its suit in federal court any earlier because the injury (the state-court judgment) had not yet occurred. When that litigant comes to federal court to seek “review and rejection of [the existing state-court] judgment[]” that caused its injury, *Rooker-Feldman*’s jurisdictional bar governs. *Exxon*, 544 U.S. at 284.

In other words, it remains true after *Exxon* that “lower federal courts possess no power whatever to sit in direct review of state court decisions.” *Feldman*, 460 U.S. at 482 n.16 (citation omitted). That’s what happened here. RLR

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lost in state court and, dissatisfied with the result, asked the district court to come to the opposite conclusion and undo the state court's Order. That's not parallel litigation. RLR lost before it sought federal-court review, and RLR would not have had the injury it complained of but-for the state court's Order. RLR "plainly has . . . repaired to federal court to undo the [state court] judgment," which, in the words of *Exxon*, is "the paradigm situation in which *Rooker-Feldman*" applies. 544 U.S. at 293.

Nothing in *Exxon* mandates that *Rooker-Feldman* does not apply to interlocutory orders. And, despite our dissenting colleague's arguments to the contrary, neither does anything in *Lance v. Dennis*, 546 U.S. 459, 126 S. Ct. 1198, 163 L. Ed. 2d 1059 (2006). The dissent correctly points out that, in introducing the *Rooker-Feldman* doctrine, *Lance* says "lower federal courts are precluded from exercising appellate jurisdiction over final state-court judgments." See Dissenting Op. at 20, 24, 29; *Lance*, 546 U.S. at 463. But the dissent overreads this introductory statement. The statement does not purport to be exclusive. *Lance* dealt with a final state-court judgment, *Lance*, 546 U.S. at 461-62, so it is not surprising that it stated the rule in those terms. *Lance* had no occasion to discuss *Rooker-Feldman*'s application to non-final orders. And the dissent ignores *Lance*'s later statement that *Rooker-Feldman* is available when "a party in effect seeks to take an appeal of an unfavorable state-court decision to a lower federal court," or, in other words, "takes a *de facto* appeal." *Id.* at 466 & n.2. *Lance* simply does not address the question whether *Rooker-Feldman* bars *de facto* appeals from interlocutory state-court orders.

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Indeed, we appeared to recognize this in *McCormick*, which issued shortly after the Supreme Court’s decisions in *Exxon* and *Lance*. See 451 F.3d at 395. That case partially concerned an interlocutory order of receivership from the Wayne County Circuit Court in Michigan. See *id.* at 387, 395. Much like RLR does here, the plaintiff in *McCormick* “allege[d] that the order of receivership in and of itself [wa]s illegal and cause[d] [her] harm.” *Id.* at 395. We held that the district court lacked jurisdiction over the relevant claims under *Rooker-Feldman*. *Id.* at 395-96. This was true despite the fact that proceedings continued in the state trial court for three years after the order of receivership was issued and for nearly a year after our own decision. See *McCormick v. McCormick*, No. 84-422014-DO (Wayne County Circuit Court); see also *Hancock*, 2021 U.S. App. LEXIS 8929, 2021 WL 1157843, at *6 n.4 (“Our leading post-*Exxon* case, [*McCormick*,] which pre-dated *Quality Associates*, considered applying *Rooker-Feldman* appropriate when the proceedings on the relevant order had ‘ended,’ though the case as a whole had three years of proceedings yet to come.”). In sum, “[n]othing in the Supreme Court’s decisions suggests that state-court decisions too provisional to deserve review within the state’s own system can be reviewed by federal district and appellate courts.” *Harold*, 773 F.3d at 886 (Easterbrook, J.). The simple logic of *Pieper* seems to apply with as much force today as it did before *Exxon*: “we do not believe that lower federal courts should be prohibited from reviewing judgments of a state’s highest court but should somehow have free rein to review the judgments of lower state courts.” *Pieper*, 336 F.3d at 463. Instead, “[t]he principle that only the Supreme Court can review the decisions

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by the state judiciary in civil litigation is as applicable to interlocutory as to final state-court decisions. A truly interlocutory decision should not be subject to review in any court; review is deferred until the decision is final.” *Harold*, 773 F.3d at 886; *see also* 18B Charles Alan Wright & Arthur R. Miller et al., *Federal Practice & Procedure: Jurisdiction* § 4469.2 (2d ed. Apr. 2021 update) (“It is difficult to understand why the implied limits of federal subject-matter jurisdiction do not apply to such an [appeal of an interlocutory order] just as to an action brought after entry of a final state-court judgment.”). *Pieper* does not prevent the proper exercise of concurrent jurisdiction, but instead prevents federal appeals of state-court orders that can only reach federal court, via Congress’ direction in § 1257, at the Supreme Court. *Cf. Pieper*, 336 F.3d at 464. As the Court in *Exxon* reiterated, the district courts are courts “of original jurisdiction,” and they are not authorized by statute “to exercise appellate jurisdiction over state-court judgments, which Congress has reserved to [the Supreme Court under] § 1257(a).” 544 U.S. at 292 (quoting *Verizon Md. Inc. v. Pub. Serv. Comm’n of Md.*, 535 U.S. 635, 644 n.3, 122 S. Ct. 1753, 152 L. Ed. 2d 871 (2002)).

We recognize that the Court “warned” that the lower courts had gone too far in extending *Rooker-Feldman*. *Malhan*, 938 F.3d at 461 (quoting *Lance*, 546 U.S. at 464). But the Court has also made clear that “*Rooker-Feldman* is not simply preclusion by another name.” *Lance*, 546 U.S. at 466. We need to be mindful of extending the Supreme

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Court decisions farther than they reach, *cf. Rodriguez de Quijas*, 490 U.S. at 484, and to remain faithful to our precedent, *see Elbe*, 774 F.3d at 891. Those principles carry special force when our precedent circumscribes our jurisdiction. *Cf. Kokkonen v. Guardian Life Ins. Co. of Am.*, 511 U.S. 375, 377, 114 S. Ct. 1673, 128 L. Ed. 2d 391 (1994) (“Federal courts are courts of limited jurisdiction. [We] possess only that power authorized by Constitution and statute [And] [i]t is to be presumed that a cause lies outside this limited jurisdiction” (citations omitted)). Under *Rooker-Feldman*—even after *Exxon*—federal district courts don’t have jurisdiction over appeals of interlocutory state-court orders.

The judgment of the district court is **AFFIRMED**.

*Appendix A***DISSENT**

CLAY, Circuit Judge, dissenting. The district court invoked the *Rooker-Feldman* doctrine to hold that it lacked jurisdiction over this case because of an interlocutory order entered by a state trial court. But *Rooker-Feldman* “preclude[s]” lower federal courts “from exercising appellate jurisdiction over *final state-court judgments*,” not nonfinal state court interlocutory orders. *Lance v. Dennis*, 546 U.S. 459, 463, 126 S. Ct. 1198, 163 L. Ed. 2d 1059 (2006) (emphasis added); accord *Exxon Mobil Corp. v. Saudi Basic Industries Corp.*, 544 U.S. 280, 291, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005). Accordingly, in line with every other circuit to have published a considered opinion on this issue, *Exxon* and *Lance* require this Court to overrule *Pieper v. American Arbitration Association, Inc.*, 336 F.3d 458 (6th Cir. 2003)—our pre-*Exxon* and -*Lance* opinion expanding the *Rooker-Feldman* doctrine to include state court interlocutory orders. Because the majority continues to apply *Pieper*, I dissent.

I.

“Federal courts are courts of limited jurisdiction . . . possess[ing] only that power authorized by Constitution and statute.” *Kokkonen v. Guardian Life Ins. Co. of Am.*, 511 U.S. 375, 377, 114 S. Ct. 1673, 128 L. Ed. 2d 391 (1994) (citing *Willy v. Coastal Corp.*, 503 U.S. 131, 136-137, 112 S. Ct. 1076, 117 L. Ed. 2d 280 (1992); *Bender v. Williamsport Area School Dist.*, 475 U.S. 534, 541, 106 S. Ct. 1326, 89 L. Ed. 2d 501 (1986)). But when the Constitution or Congress provide jurisdiction, federal courts have a “virtually

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unflagging obligation . . . to exercise the jurisdiction given them.” *Colorado River Water Conservation Dist. v. United States*, 424 U.S. 800, 817-18, 96 S. Ct. 1236, 47 L. Ed. 2d 483 (1976) (citing *England v. Louisiana State Bd. of Medical Examiners*, 375 U.S. 411, 415, 84 S. Ct. 461, 11 L. Ed. 2d 440 (1964); *McClellan v. Carland*, 217 U.S. 268, 281, 30 S. Ct. 501, 54 L. Ed. 762 (1910); *Cohens v. Virginia*, 19 U.S. 264, 6 Wheat. 264, 404, 5 L. Ed. 257 (1821)). Relevant to this case in which RLR asserted claims under the Fifth and Fourteenth Amendments to the U.S. Constitution, Congress has provided that “[t]he district courts shall have original jurisdiction of all civil actions arising under the Constitution, laws, or treaties of the United States.” 28 U.S.C. § 1331. Therefore, in the absence of some limitation on the jurisdiction provided by § 1331, the district court was required to exercise jurisdiction over RLR’s suit. According to the majority, 28 U.S.C. § 1257—which states that “[f]inal judgments or decrees rendered by the highest court of a State . . . may be reviewed by the Supreme Court”—and the *Rooker-Feldman* doctrine provide such a limitation.

A.

In *Rooker v. Fidelity Trust Co.*, the appellant sought to have the federal district court declare a “judgment of a circuit court in Indiana, which was affirmed by the Supreme Court of the state, . . . null and void, and to obtain other relief dependent on that outcome.” 263 U.S. 413, 414, 44 S. Ct. 149, 68 L. Ed. 362 (1923). Relying on a precursor to § 1257, the Supreme Court in 1923 affirmed the district court’s dismissal of the suit because,

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“[u]nder the legislation of Congress,” only the United States Supreme Court can “exercise . . . appellate jurisdiction” over a final decision of a state Supreme Court. *Id.* at 416.

Over the next sixty years, the Supreme Court “cited *Rooker* in one opinion, *Fishgold v. Sullivan Drydock & Repair Corp.*, 328 U.S. 275, 283, 66 S. Ct. 1105, 90 L. Ed. 1230 (1946), in reference to the finality of prior judgments.” *Exxon*, 544 U.S. at 288 n.3. But in 1983, in *District of Columbia Court of Appeals v. Feldman*, the Supreme Court confronted the question of “what authority the United States District Court for the District of Columbia and the United States Court of Appeals for the District of Columbia Circuit have to review decisions of the District of Columbia Court of Appeals . . .” 460 U.S. 462, 463, 103 S. Ct. 1303, 75 L. Ed. 2d 206 (1983). The answer: none. *See id.* at 486-87. Relying on § 1257 and *Rooker*, the Supreme Court explained that the case “required the District Court to review a final judicial decision of the highest court of a jurisdiction,” but that “[r]eview of such determinations can be obtained only in this Court.” *Id.* at 476, 486.

From these two cases standing for the unremarkable proposition that only the United States Supreme Court can exercise appellate jurisdiction over final decisions of a state Supreme Court, *see* 28 U.S.C. § 1257, the “so-called *Rooker-Feldman* doctrine” was born, *Pennzoil Co. v. Texaco, Inc.*, 481 U.S. 1, 18, 107 S. Ct. 1519, 95 L. Ed. 2d 1 (1987) (Scalia, J., concurring). In the years after *Feldman* was decided, lower federal courts seized on the doctrine as “a quasi-magical means of docket-clearing.” Stephen

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I. Vladeck, *The Increasingly “Unflagging Obligation”:* *Federal Jurisdiction After Saudi Basic and Anna Nicole*, 42 Tulsa L. Rev. 553, 563 (2007). Based on language in *Feldman* suggesting that federal district courts also lack jurisdiction over claims “inextricably intertwined with the District of Columbia Court of Appeals’ decisions,” *Feldman*, 460 U.S. at 486-87, even though “the Supreme Court used that phrase in *Feldman* to twice describe a plaintiff’s complaint of harm from a state court decision itself, many circuits, including this one, gave an expansive definition to that phrase,” *McCormick v. Braverman*, 451 F.3d 382, 391 (6th Cir. 2006). One scholar noted that, although the Supreme Court had applied the doctrine only twice, between 1992 and 1999, the lower federal courts invoked the *Rooker-Feldman* doctrine to dismiss about five hundred cases. See Susan Bandes, *The Rooker-Feldman Doctrine: Evaluating Its Jurisdictional Status*, 74 Notre Dame L. Rev. 1175, 1175 (1999) (citing Suzanna Sherry, *Judicial Federalism in the Trenches: The Rooker-Feldman Doctrine in Action*, 74 Notre Dame L. Rev. 1085 (1999)).

In line with this trend, although § 1257—the source of the *Rooker-Feldman* doctrine—relates to “[f]inal judgments or decrees rendered by the highest court of a State in which a decision could be had,” 28 U.S.C. § 1257, and *Rooker* and *Feldman* dealt, respectively, with final judgments from the highest courts in Indiana and the District of Columbia, “the majority of circuits,” including this one, extended the *Rooker-Feldman* doctrine to include “interlocutory orders and to orders of lower state courts.” *Pieper*, 336 F.3d at 462.

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As the majority explains, under *Pieper*, the district court correctly held that the *Rooker-Feldman* doctrine applies to interlocutory orders, including the one at issue in this case. And no matter how strongly a panel disagrees with binding circuit precedent, it is well-established that “[a] panel of this court may not overturn binding precedent because a published prior panel decision ‘remains controlling authority unless an inconsistent decision of the United States Supreme Court requires modification of the decision or this Court sitting en banc overrules the prior decision.’” *United States v. Elbe*, 774 F.3d 885, 891 (6th Cir. 2014) (quoting *Salmi v. Sec’y of Health & Human Servs.*, 774 F.2d 685, 689 (6th Cir. 1985)); see also *Brumbach v. United States*, 929 F.3d 791, 795 (6th Cir. 2019). But here, the Supreme Court’s subsequent decisions in *Exxon Mobil Corp. v. Saudi Basic Indus. Corp.*, 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005), and *Lance v. Dennis*, 546 U.S. 459, 126 S. Ct. 1198, 163 L. Ed. 2d 1059 (2006), require that we modify *Pieper* and hold that the *Rooker-Feldman* doctrine does not ordinarily apply to state court interlocutory orders.

C.

In *Exxon*, “two subsidiaries of petitioner Exxon Mobil Corporation . . . formed joint ventures with respondent Saudi Basic Industries Corp. (SABIC) to produce polyethylene in Saudi Arabia.” 544 U.S. at 289. After “the parties began to dispute royalties . . . SABIC preemptively sued the two ExxonMobil subsidiaries in Delaware

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Superior Court in July 2000 seeking a declaratory judgment that the royalty charges were proper under the joint venture agreements.” *Id.* “About two weeks later, ExxonMobil and its subsidiaries countersued SABIC in the United States District Court for the District of New Jersey, alleging that SABIC overcharged the joint ventures for the sublicenses.” *Id.* On an appeal of the federal district court’s denial of SABIC’s motion to dismiss, the Third Circuit held that it lacked jurisdiction under *Rooker-Feldman* because, while the action was pending in federal court, a state court judgment had been entered. *See id.* at 289-291.

In a unanimous opinion, the Supreme Court reversed. The Supreme Court explained that “[s]ince *Feldman*, this Court has never applied *Rooker-Feldman* to dismiss an action for want of jurisdiction,” but that the “doctrine has sometimes been construed to extend far beyond the contours of the *Rooker* and *Feldman* cases, overriding Congress’ conferral of federal-court jurisdiction concurrent with jurisdiction exercised by state courts, and superseding the ordinary application of preclusion law pursuant to 28 U.S.C. § 1738.” *Id.* at 283, 287. The Court further explained that “*Rooker* and *Feldman* exhibit the limited circumstances in which this Court’s appellate jurisdiction over state-court judgments, 28 U.S.C. § 1257, precludes a United States district court from exercising subject-matter jurisdiction in an action it would otherwise be empowered to adjudicate under a congressional grant of authority, *e.g.*, § 1330 (suits against foreign states), § 1331 (federal question), and § 1332 (diversity).” *Id.* at 291. Thus, the Court held that the

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Rooker-Feldman doctrine “is confined to cases of the kind from which the doctrine acquired its name: cases brought by state-court losers complaining of injuries caused by state-court judgments rendered before the district court proceedings commenced and inviting district court review and rejection of those judgments.” *Id.* at 284. And as to the issue of which state court judgments are “of the kind” from *Rooker* and *Feldman*, the Supreme Court further explained that “[i]n both cases, the losing party in state court filed suit in federal court *after the state proceedings ended*, complaining of an injury caused by the state-court judgment and seeking review and rejection of that judgment.” *Id.* at 284, 291 (emphasis added).

One year later, in *Lance*, the Supreme Court reiterated “the narrowness of the *Rooker-Feldman* rule.” 546 U.S. at 464. The Court also retold the origins of the doctrine: “This Court is vested, under 28 U.S.C. § 1257, with jurisdiction over appeals from final state-court judgments. We have held that this grant of jurisdiction is exclusive: ‘Review of such judgments may be had *only* in this Court.’” *Id.* at 463 (quoting *Feldman*, 460 U.S. at 482). Significantly, as the *Rooker-Feldman* doctrine stems from § 1257’s exclusive grant of jurisdiction to the Supreme Court over appeals from “[f]inal judgments or decrees rendered by the highest court of a State in which a decision could be had,” 28 U.S.C. § 1257, the *Lance* Court explained that “under what has come to be known as the *Rooker-Feldman* doctrine, lower federal courts are precluded from exercising appellate jurisdiction over *final state-court judgments*,” *Lance*, 546 U.S. at 463 (emphasis added); *see also Skinner v. Switzer*, 562 U.S. 521, 531-32,

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131 S. Ct. 1289, 179 L. Ed. 2d 233 (2011) (explaining that both *Rooker* and *Feldman* fit the pattern of “[t]he losing party in state court filed suit in a U.S. District Court after the state proceedings ended,” and that *Exxon* clarified that the *Rooker-Feldman* doctrine only applies in like cases).

The combination of *Exxon* and *Lance* ostensibly severely curtailed the lower federal courts’ reliance on the *Rooker-Feldman* doctrine as a docket clearing device. In a dissent in *Lance* unrelated to the Court’s disposition of the *Rooker-Feldman* issue, Justice Stevens explained that, in *Exxon*, “the Court finally interred the so-called ‘*Rooker-Feldman* doctrine,’” and that, in *Lance*, “the Court quite properly disapproves of the District Court’s resuscitation of a doctrine that has produced nothing but mischief for 23 years.” *Lance*, 546 U.S. at 468 (Stevens, J., dissenting). A mock obituary for *Rooker-Feldman* was even published by one scholar. See Samuel Bray, *Rooker-Feldman (1923-2006)*, 9 Green Bag 2d 317 (2006); see also Vladeck, *supra*, at 566 (characterizing *Exxon* and *Lance* as a “twin killing” of *Rooker-Feldman*).

D.

However, rather than heed the Supreme Court’s efforts to reign in the *Rooker-Feldman* doctrine, lower courts, like the majority does today, have continued to invoke the doctrine. “One empirical analysis suggests the doctrine proliferated even more after *Exxon Mobil*’s attempt to limit it.” *VanderKodde v. Mary Jane M. Elliott, P.C.*, 951 F.3d 397, 407 (6th Cir. 2020) (Sutton,

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J., concurring) (citing Raphael Graybill, Comment, *The Rook That Would Be King: Rooker-Feldman Abstention Analysis After Saudi Basic*, 32 Yale J. on Reg. 591, 591-92 (2015)). But one area where the circuit courts have consistently limited *Rooker-Feldman* post-*Exxon* and -*Lance* is on the issue of whether it applies to state court interlocutory orders.

Two months after the Supreme Court’s unanimous decision in *Exxon*, in *Federación de Maestros de Puerto Rico v. Junta de Relaciones del Trabajo de Puerto Rico*, the First Circuit decided whether the *Rooker-Feldman* doctrine applies to state court interlocutory orders.⁸ See 410 F.3d 17, 19 (1st Cir. 2005). The First Circuit explained that “*Exxon Mobil* tells us when a state court judgment is sufficiently final for operation of the *Rooker-Feldman* doctrine: when ‘the state proceedings [have] ended.’” *Id.* at 24 (quoting *Exxon*, 544 U.S. at 291). As to when a state proceeding has “ended,” the First Circuit provided three exclusive situations. *Id.* (quoting *Exxon*, 544 U.S. at 291). “First, when the highest state court in which review is available has affirmed the judgment below and nothing is left to be resolved, then without a doubt the state proceedings have ‘ended.’” *Id.* (quoting *Exxon*, 544 U.S. at 291). “Second, if the state action has reached a point where neither party seeks further action”—for example, if “the losing party allows the time for appeal to expire” or if the parties voluntarily terminate the litigation—“then the state proceedings have also ‘ended.’” (quoting *Exxon*, 544

8. *Federación* itself concerned an interlocutory decision by a Puerto Rican appellate court.

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U.S. at 291). “Third, if the state court proceedings have finally resolved all the federal questions in the litigation, but state law or purely factual questions (whether great or small) remain to be litigated, then the state proceedings have ‘ended’ within the meaning of *Rooker-Feldman* on the federal questions at issue.” *Id.* at 25 (quoting *Exxon*, 544 U.S. at 291).

In other words, the First Circuit’s test looks to whether the state court judgment at issue was “effectively final.” *Malhan v. Sec’y United States Dep’t of State*, 938 F.3d 453, 459 (3d Cir. 2019). If so, “then a federal suit seeking an opposite result is an impermissible attempt to appeal the state judgment to the lower federal courts, and, under *Rooker-Feldman*, the federal courts lack jurisdiction.” *Federación*, 410 F.3d at 24. But outside of the three limited situations where the First Circuit considered “the state proceedings [to have] ended,” the First Circuit explained that “even if the federal plaintiff expects to lose in state court and hopes to win in federal court—the litigation is parallel, and the *Rooker-Feldman* doctrine does not deprive the court of jurisdiction.” *Id.* (quoting *Exxon*, 544 U.S. at 291-293).

Following the First Circuit’s lead, the Second, Third, Fourth, Fifth, Seventh, Eighth, Ninth, Tenth, and Eleventh Circuits all subsequently held that, post-*Exxon*, the *Rooker-Feldman* doctrine does not ordinarily apply to state court interlocutory orders.⁹ *See Hoblock v.*

9. “Since *Exxon Mobil*, the D.C. Circuit has not considered whether the *Rooker-Feldman* doctrine bars lower federal courts” from “review of interlocutory orders from state courts.” *William*

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Albany Cnty. Bd. of Elections, 422 F.3d 77, 89 (2d Cir. 2005); *Malhan*, 938 F.3d at 459-460; *Hulsey v. Cisa*, 947 F.3d 246, 250 (4th Cir. 2020) (“[T]he [*Rooker-Feldman*] doctrine simply precludes federal district courts from exercising what would be, in substance, appellate jurisdiction over final state-court judgments.”); *Thana v. Bd. of License Commissioners for Charles Cnty., Maryland*, 827 F.3d 314, 321 (4th Cir. 2016) (explaining that the *Rooker-Feldman* doctrine “does not apply here because the district court here was not called upon to exercise appellate jurisdiction over a final judgment from ‘the highest court of a State in which a decision could be had,’ as was the case in both *Rooker* and *Feldman*.” (quoting 28 U.S.C. § 1257(a))); *Burciaga v. Deutsche Bank Nat’l Tr. Co.*, 871 F.3d 380, 384 (5th Cir. 2017) (explaining that the *Rooker-Feldman* doctrine “applies only to ‘final judgment[s] rendered by a state’s court of last resort.’” (quoting *Illinois Cent. R. Co. v. Guy*, 682 F.3d 381, 390 (5th Cir. 2012)));¹⁰ *Bauer v. Koester*, 951 F.3d 863, 867 (7th

Penn Apartments v. D.C. Ct. of Appeals, 39 F. Supp. 3d 11, 18 (D.D.C. 2014). It is worth noting, however, that at least one district court within the District of Columbia has adopted “the *Federación* analysis” and held “that the *Rooker-Feldman* doctrine applies only to cases where the state proceedings have ended.” *Id.* at 17-18.

10. Although the Fifth Circuit in *Burciaga* nonetheless declined to overrule pre-*Exxon* precedent, relied upon by the majority, “suggest[ing] that a state court judgment need not be issued by a court of last resort for *Rooker-Feldman* to apply,” the court unequivocally held that *Rooker-Feldman* does not bar federal review of lower state court interlocutory orders. 871 F.3d at 384 n.5, 385, 387 (“[B]ecause the Vacating Order was not final when the federal suit was brought . . . , the *Rooker-Feldman* doctrine does not bar federal court review of it.”).

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Cir. 2020) (“The Bauers’ argument fails because the record shows that the foreclosure case against them is effectively final.”);¹¹ *Dornheim v. Sholes*, 430 F.3d 919, 924 (8th Cir. 2005); *Robins v. Ritchie*, 631 F.3d 919, 926-28 (8th Cir. 2011);¹² *Mothershed v. Justices of Supreme Court*, 410

11. While the majority relies on *Harold v. Steel*, 773 F.3d 884 (7th Cir. 2014), as evidence that the Seventh Circuit has “split on the *Pieper* issue,” Maj. Op. at 13, *Harold* explicitly did not “resolve the question,” 773 F.3d at 886. And while *Sykes v. Cook Cnty. Cir. Ct. Prob. Div.*, 837 F.3d 736 (7th Cir. 2016), relied on *Harold* for the proposition that “interlocutory orders entered prior to the final disposition of state court lawsuits are not immune from the jurisdiction-stripping powers of *Rooker-Feldman*,” *id.* at 742, later Seventh Circuit cases clarified that the *Rooker-Feldman* doctrine “does not apply independently to interlocutory orders,” *Kowalski v. Boliker*, 893 F.3d 987, 995 (7th Cir. 2018), unless the order is “effectively final,” *Bauer*, 951 F.3d at 867 (citing *Malhan*’s agreement “with the holding of six other circuits that there is a state-court ‘judgment’ under *Rooker-Feldman*, even in the absence of a final appealable order so long as the state-court interlocutory order is ‘effectively final.’”). Thus, what the majority asserts is a “variety of approaches,” Maj. Op. at 13, is merely the singular “effectively final” approach first articulated by the First Circuit in *Federación*. Ordinarily, *Rooker-Feldman* “does not apply independently to interlocutory orders,” *Kowalski*, 893 F.3d at 995, but “interlocutory orders entered prior to the final disposition of state court lawsuits are not immune from the jurisdiction-stripping powers of *Rooker-Feldman*,” *Sykes*, 837 F.3d at 742, because *Rooker-Feldman* does apply to such orders when they are “effectively final,” *Bauer*, 951 F.3d at 867.

12. The majority correctly notes that a recent Eighth Circuit case “concluded that *Rooker-Feldman* applies to state court judgments that are not yet final.” *Parker Law Firm v. Travelers Indem. Co.*, 985 F.3d 579, 584 (8th Cir. 2021). But *Parker* relied exclusively on two pre-*Exxon* cases (including *Pieper*), did not

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F.3d 602, 604 n.1 (9th Cir. 2005), *as amended on denial of reh'g*, 2005 U.S. App. LEXIS 14804, 2005 WL 1692466 (9th Cir. July 21, 2005);¹³ *Guttman v. Khalsa*, 446 F.3d 1027, 1032 & n.2 (10th Cir. 2006); *Nicholson v. Shafe*, 558 F.3d 1266, 1274-76, 1279 (11th Cir. 2009). Moreover, the First, Second, Third, Tenth, and Eleventh Circuits all explicitly overturned inconsistent pre-*Exxon* circuit precedent. *See Federación*, 410 F.3d at 27-28; *Green v. Mattingly*, 585 F.3d 97, 101 (2d Cir. 2009); *Malhan*, 938 F.3d at 458-59; *Guttman*, 446 F.3d at 1031; *Nicholson*, 558 F.3d at 1274.

II.**A.**

Until today, we were not an outlier from the ten other circuits that have held that state court interlocutory orders do not generally implicate the *Rooker-Feldman* doctrine. In *Quality Associates, Inc. v. The Procter &*

consider *Exxon's* impact on those cases, and, most importantly, failed to mention earlier binding circuit precedent holding “that for the purposes of *Rooker-Feldman* a state court renders judgment on the date the state court ‘finally resolves’ the claims before it.” *Robins*, 631 F.3d at 928; *see also Dornheim*, 430 F.3d at 924.

13. Seeking to create a veneer of non-unanimity, the majority points to an unpublished Ninth Circuit memorandum that quoted a pre-*Exxon* case for the proposition that *Rooker-Feldman* applies to “interlocutory state court decisions.” *Santos v. Superior Ct. of Guam*, 711 F. App’x 419, 420 (9th Cir. 2018) (memorandum) (quoting *Doe & Assocs. Law Offices v. Napolitano*, 252 F.3d 1026, 1030 (9th Cir. 2001)). But, as noted above, published Ninth Circuit precedent holds otherwise. *See Mothershed*, 410 F.3d at 604 n.1.

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Gamble Distrib. LLC, in an opinion authored by the same judge who authored *Pieper*, we repudiated *Pieper* because, in *Exxon*, “the Supreme Court ‘confined’ the application of the *Rooker-Feldman* doctrine to cases resembling *Rooker* and *Feldman* where the ‘state proceedings [have] ended.’” 949 F.3d 283, 290 n.5 (6th Cir. 2020) (quoting *Nicholson*, 558 F.3d at 1277); see also *Veasley v. Fed. Nat. Mortg. Ass’n (FNMA)*, 623 F. App’x 290, 294 (6th Cir. 2015) (“*Exxon Mobil* instructs us that a state court judgment is sufficiently final when ‘the state proceedings [have] ended.’” (quoting *Exxon*, 544 U.S. at 291)); *Shafizadeh v. Bowles*, 476 F. App’x 71, 72 (6th Cir. 2012) (“In *Exxon Mobil*, the Court emphasized that *Rooker-Feldman* is ‘confined to cases’ like *Rooker* and *Feldman* themselves, where the plaintiffs ‘filed suit in federal court after the state proceedings ended.’” (quoting *Exxon*, 544 U.S. at 284, 291)).

B.

But today, the majority casts aside the relevant discussion in *Quality Associates* as dicta, ignores the Supreme Court’s “warn[ing] that the lower courts have at times extended *Rooker-Feldman* ‘far beyond the contours of the *Rooker* and *Feldman* cases,” *Lance*, 546 U.S. at 464 (quoting *Exxon*, 544 U.S. at 283), and creates a circuit split by incorrectly holding that “[u]nder *Rooker-Feldman*—even after *Exxon*—federal district courts don’t have jurisdiction over appeals of interlocutory state-court orders,” Maj. Op. at 19. However, *Exxon* and *Lance* require that this Court overrule *Pieper* and hold that the *Rooker-Feldman* doctrine does not apply to nonfinal state court interlocutory orders.

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As explained above, § 1257 provides that only the Supreme Court has appellate jurisdiction over “[f]inal judgments or decrees rendered by the highest court of a State in which a decision could be had.” 28 U.S.C. § 1257. From the negative implication of § 1257—that lower federal courts lack appellate jurisdiction over such final judgments—the *Rooker-Feldman* doctrine was birthed. By its terms, however, *Rooker-Feldman* cannot apply to interlocutory orders. After all, § 1257 is a grant of appellate jurisdiction over final judgments from a state’s highest court. Without such a final judgment, § 1257 is simply not implicated. Instead, in the absence of a final judgment from a state’s highest court, even if a state court has entered an interlocutory order before the initiation of the federal suit, so long as the federal court is “empowered to adjudicate” the action “under a congressional grant of authority, e.g., § 1330 (suits against foreign states), § 1331 (federal question), and § 1332 (diversity),” *Exxon*, 544 U.S. at 291, “the pendency of an action in the state court is no bar to proceedings concerning the same matter in the Federal court . . .,” *McClellan*, 217 U.S. at 282; see also *Sprint Communs., Inc. v. Jacobs*, 571 U.S. 69, 73, 134 S. Ct. 584, 187 L. Ed. 2d 505 (2013). And in situations of “state-federal concurrent jurisdiction” the federal district courts have a “virtually unflagging obligation” to exercise jurisdiction. *Colorado River*, 424 U.S. at 817.

While the rationale underlying the *Rooker-Feldman* doctrine makes it clear that a nonfinal lower state court order cannot divest lower federal courts of jurisdiction, pre-*Exxon*, this Court was not alone in holding otherwise. See *Pieper*, 336 F.3d at 462-63 (collecting cases). But, in

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Exxon and *Lance*, the Supreme Court reiterated that *Rooker-Feldman* stems from § 1257's limitation on the jurisdiction of the lower federal courts and established that the doctrine only applies when a lower federal court is faced with the same situation as in *Rooker* and *Feldman*: an appeal from a state court final judgment filed in federal district court. After highlighting *Rooker-Feldman*'s roots in § 1257, the *Exxon* Court emphasized that in both *Rooker* and *Feldman* "the losing party in state court filed suit in federal court after the state proceedings ended," 544 U.S. at 291, and the *Lance* Court defined the *Rooker-Feldman* doctrine as, "lower federal courts are precluded from exercising appellate jurisdiction over final state-court judgments,"¹⁴ 546 U.S. at 463; *see also Skinner*, 562 U.S. at 531-32. These "inconsistent decision[s] of the United States Supreme Court require[] modification of" *Pieper. Elbe*, 774 F.3d at 891 (quoting *Salmi*, 774 F.2d at 689).

14. Because there is no argument that the state court interlocutory order here was "effectively final," *Malhan*, 938 F.3d at 459; *see also Federación*, 410 F.3d at 24, I would leave to another day the question of whether *Rooker-Feldman* applies in such circumstances, *see Veasley*, 623 F. App'x at 294 (explaining that "the Sixth Circuit has yet to adopt a clear principle for determining when a state court decision is final for the purposes of the *Rooker-Feldman* doctrine" but relying on part of the *Federación* test), or whether the doctrine only applies when a district court is "called upon to exercise appellate jurisdiction over a final judgment from 'the highest court of a State in which a decision could be had,' as was the case in both *Rooker* and *Feldman*," *Thana*, 827 F.3d at 321 (quoting 28 U.S.C. § 1257(a)).

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C.

The majority nonetheless asserts that the “language” from *Exxon* is not “compelling, at least so far as to *mandate* a finality requirement” because “[t]he finality of the state-court proceedings was not critical to the outcome in *Exxon*.” Maj. Op. at 15-16. However, as explained at length above, critical to both *Exxon* and *Lance* was the imperative to confine the *Rooker-Feldman* doctrine to its roots as a means of enforcing Congress’s exclusive grant of appellate jurisdiction to the United States Supreme Court over “[f]inal judgments or decrees rendered by the highest court of a State in which a decision could be had.” 28 U.S.C. § 1257 (emphasis added).

The majority also suggests that *Lance* did not mean what it said when it held that, under “the *Rooker-Feldman* doctrine, lower federal courts are precluded from exercising appellate jurisdiction over *final state-court judgments*.” 546 U.S. at 463 (emphasis added). According to the majority, “*Lance* simply does not address the question whether *Rooker-Feldman* bars de facto appeals from interlocutory state-court orders.” Maj. Op. at 17. In support, the majority seizes upon both a statement in *Lance* explaining that *Rooker-Feldman* “applies only in ‘limited circumstances,’ where a party in effect seeks to take an appeal of an unfavorable state-court decision to a lower federal court,” and a reference to “a *de facto* appeal.” *Id.* at 466 & n.2 (quoting *Exxon*, 544 U.S. at 291). However, the words “in effect” and “*de facto* appeal” merely describe a situation in which *Rooker-Feldman* may be implicated. *Rooker-Feldman* does not require that the plaintiff file

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a notice of appeal from the state court’s judgment in the district court. Nor does it require that the complaint hold itself out as appealing the state court judgment. Instead, even when the plaintiff explicitly seeks to invoke the district court’s original jurisdiction, in certain “limited circumstances,” namely, when the plaintiff is “the losing party in state court” who “filed suit in federal court after the state proceedings ended, complaining of an injury caused by the state-court judgment and seeking review and rejection of that judgment,” *Exxon*, 544 U.S. at 291, under *Rooker-Feldman*, the plaintiff is deemed to have “in effect” sought “to take an appeal of an unfavorable state-court decision to a lower federal court,” or “a *de facto* appeal,” *Lance*, 546 U.S. at 466 & n.2; *see also* Maj. Op. at 14 (describing the litigation in this case as a “covert appeal”). Nothing about the phrases “in effect” or “*de facto*” indicate an intent by the *Lance* Court to somehow cabin its holding that the *Rooker-Feldman* doctrine precludes “lower federal courts . . . from exercising appellate jurisdiction over *final state-court judgments*.” 546 U.S. at 463 (emphasis added).

Moreover, the majority’s treatment of *Lance* is striking in light of its reliance on our decision in *McCormick v. Braverman*, 451 F.3d 382 (6th Cir. 2006). Immediately after excising *Lance*’s holding that “lower federal courts are precluded from exercising appellate jurisdiction over final state-court judgments,” 546 U.S. at 463, the majority asserts that our decision in *McCormick* supports its novel holding that, post-*Exxon* and -*Lance*, *Rooker-Feldman* applies to all state court interlocutory orders. However, while *McCormick* appeared to concern

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an interlocutory state court order, we never engaged with the interlocutory nature of the state court order, discussed *Exxon*'s holding that *Rooker-Feldman* only applies when “the losing party in state court filed suit in federal court after the state proceedings ended,” 544 U.S. at 291, or even cited *Pieper*. Thus, while, on the one hand, the majority (incorrectly) rejects *Lance*'s holding on the grounds that “*Lance* simply does not address the question whether *Rooker-Feldman* bars de facto appeals from interlocutory state-court orders,” on the other hand, the majority relies on *McCormick* even though “[*McCormick*] simply does not address the question whether *Rooker-Feldman* bars de facto appeals from interlocutory state-court orders.” Maj. Op. at 17.

The majority's decision to read into *McCormick* a holding that is completely absent from the opinion is particularly odd in light of its decision to dismiss as dicta our recognition in *Quality Associates* that *Exxon* “displaced” *Pieper* and that “the Supreme Court ‘confined’ the application of the *Rooker-Feldman* doctrine to cases resembling *Rooker* and *Feldman* where the ‘state proceedings [have] ended.’” 949 F.3d at 290 n.5 (quoting *Nicholson*, 558 F.3d at 1277); see also *Veasley*, 623 F. App'x at 294; *Shafizadeh*, 476 F. App'x at 72. In other words, notwithstanding *Quality Associates*' alignment with § 1257, *Exxon*, *Lance*, and the considered opinions of ten other circuits, the majority improperly reconfigures *McCormick* to support its conclusion and, in the process, elevates an imaginary holding over our published opinion in *Quality Associates* recognizing that *Pieper* has been “displaced” by *Exxon*. *Id.*

*Appendix A***III.**

Much of the majority opinion appears to be motivated by a concern that litigants like RLR will rush to federal court after an adverse state court interlocutory order and seek a contrary judgment in federal court. As an initial matter, such policy concerns are irrelevant to this Court's exercise of jurisdiction. As explained above, federal courts have a "virtually unflagging obligation . . . to exercise the jurisdiction given them," *Colorado River*, 424 U.S. at 817, and Congress has provided for concurrent federal court and state court jurisdiction, *see McClellan*, 217 U.S. at 282.

Moreover, in *Exxon*, the Supreme Court explicitly explained that § 1257 (and, by extension, *Rooker-Feldman*) does not "stop a district court from exercising subject-matter jurisdiction simply because a party attempts to litigate in federal court a matter previously litigated in state court." 544 U.S. at 293; *but see* Maj. Op. at 17 ("RLR lost in state court and, dissatisfied with the result, asked the district court to come to the opposite conclusion and undo the state court's Order. That's not parallel litigation."). Rather, in such situations, ordinary preclusion law governs. *See id.* And because the "Full Faith and Credit Act, 28 U.S.C. § 1738 . . . requires the federal court to 'give the same preclusive effect to a state-court judgment as another court of that State would give[,] . . . [i]n parallel litigation, a federal court may be bound to recognize the claim-and issue-preclusive effects of a state-court judgment, but federal jurisdiction over an action does not terminate automatically on the entry of judgment in the state court." *Id.* (quoting *Parsons Steel, Inc. v. First Alabama Bank*, 474 U.S. 518, 523, 106 S. Ct. 768, 88 L. Ed. 2d 877 (1986)); *see also Lance*, 546 U.S. at

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466 (“A more expansive *Rooker-Feldman* rule would tend to supplant Congress’ mandate, under the Full Faith and Credit Act, 28 U.S.C. § 1738, that federal courts ‘give the same preclusive effect to state court judgments that those judgments would be given in the courts of the State from which the judgments emerged.’” (quoting *Baker v. General Motors Corp.*, 522 U.S. 222, 246, 118 S. Ct. 657, 139 L. Ed. 2d 580 (1998) (Kennedy, J., concurring))).

Furthermore, when a litigant files suit in federal court before the state court in the parallel proceeding enters a judgment that carries preclusive effects, the federal courts have tools at their disposal to ensure that judicial resources are not wasted. For example, under the doctrine of *Colorado River* abstention—which the City raised as an alternative argument in its motion to dismiss—“a federal district court may abstain from exercising its subject matter jurisdiction due to the existence of a concurrent state court proceeding, based on ‘considerations of wise judicial administration, giving regard to conservation of judicial resources and comprehensive disposition of litigation.’” *PaineWebber, Inc. v. Cohen*, 276 F.3d 197, 206 (6th Cir. 2001) (quoting *Colorado River*, 424 U.S. at 817). And where, as here, the parallel state court proceedings are far enough along that the state court issued an interlocutory order on the merits before the federal action was filed, several of the *Colorado River* factors tilt heavily in favor of the federal court abstaining. See *Romine v. Compuserve Corp.*, 160 F.3d 337, 340 (6th Cir. 1998) (explaining that “in deciding whether to defer to the concurrent jurisdiction of a state court, a district court must consider such factors as” the “avoidance of piecemeal litigation;” “the order in which jurisdiction was obtained;” and “the relative progress of the state and

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federal proceedings.”); *see also* *D.A. Osguthorpe Fam. P’ship v. ASC Utah, Inc.*, 705 F.3d 1223, 1226, 1232, 1236 (10th Cir. 2013) (affirming the district court’s abstention under the *Colorado River* doctrine after concluding that *Rooker-Feldman* was not applicable because the state court order at issue was not final). Significantly, “[s]tay orders based on *Colorado River* effectively end the litigation in federal court, ‘because the district court would be bound, as a matter of res judicata, to honor the state court’s judgment.’” *RSM Richter, Inc. v. Behr Am., Inc.*, 729 F.3d 553, 556 (6th Cir. 2013) (quoting *Quackenbush v. Allstate Ins. Co.*, 517 U.S. 706, 713, 116 S. Ct. 1712, 135 L. Ed. 2d 1 (1996)); *see also* *Exxon*, 544 U.S. at 293. Thus, in addition to § 1257, *Exxon*, and *Lance*, all making it clear that *Rooker-Feldman* does not apply to nonfinal state court interlocutory orders, there is no underlying policy reason necessitating the application of *Rooker-Feldman* to such state court orders.

In sum, *Pieper*’s holding “that the *Rooker-Feldman* doctrine does apply to interlocutory orders and to orders of lower state courts” is no longer tenable post-*Exxon* and -*Lance*. 336 F.3d at 462. In line with every other circuit to have fully considered this issue, *Exxon* and *Lance* require this Court to modify *Pieper* and hold that *Rooker-Feldman* does not apply to nonfinal state court judgments. *See Quality Associates*, 949 F.3d at 290 n.5 (explaining that *Exxon* “displaced” *Pieper*). Because the majority concludes otherwise, and accordingly affirms the district court’s holding that it lacked jurisdiction under *Rooker-Feldman*, I respectfully dissent.

**APPENDIX B — MEMORANDUM OF THE
UNITED STATES DISTRICT COURT FOR THE
EASTERN DISTRICT OF TENNESSEE AT
KNOXVILLE, FILED NOVEMBER 30, 2020**

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF TENNESSEE
AT KNOXVILLE

No. 3:19-CV-279

RLR INVESTMENTS, LLC,

Plaintiff,

v.

CITY OF PIGEON FORGE, TENNESSEE,

Defendant.

November 30, 2020, Filed

CURTIS L. COLLIER, UNITED STATES DISTRICT
JUDGE. Magistrate Judge Poplin.

MEMORANDUM

Before the Court are a motion to dismiss (Doc. 16) and a supplemental motion to dismiss (Doc. 25) filed by Defendant, the City of Pigeon Forge, Tennessee (the “City”), seeking dismissal of the claims of Plaintiff, RLR Investments, LLC (“RLR”). Plaintiff responded in

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opposition to each motion (Docs. 22, 29), and Defendant replied (Docs. 23, 30). The Court will **GRANT** Defendant's motion to dismiss (Doc. 16) on the grounds that the Court lacks subject-matter jurisdiction and will **DISMISS** RLR's action **WITHOUT PREJUDICE** .

I. BACKGROUND

Plaintiff owns two neighboring tracts of real property within the boundaries of the City. One tract ("Tract 1" or the "Hotel Property") contains a private resort hotel for the use of RLR's employees, and, until the events at issue here, contained parking spaces for the hotel. The other tract ("Tract 2" or the "Duplex Property") contains a duplex building. Both tracts border the Little Pigeon River. Although the two tracts share a border and are currently under common ownership, they are not unified lots and are not bound to each other in any way.

In 2015, the City undertook the construction of a pedestrian walkway (the "Greenway") along the Little Pigeon River. As part of the Greenway project, in June 2015, the City filed a petition for condemnation (the "Petition") against RLR in the Circuit Court for Sevier County, Tennessee (the "Circuit Court"). The Petition sought a permanent easement along the river frontage of both tracts for the planned Greenway. The permanent easement on the Hotel Property required the destruction of some or all of the hotel's parking spaces.

In addition to the permanent easements, the Petition sought temporary construction easements on both

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tracts. The temporary easement on the Duplex Property consisted of 5,210 square feet on which the City intended to construct parking spaces for the hotel to replace the spaces on the Hotel Property the City would destroy for the Greenway.

When the City filed its Petition, federal law did not allow a property owner to bring a federal takings claim in federal court until after a state court had denied the property owner's claim for just compensation. *Knick v. Twp. of Scott, Penn.*, 139 S. Ct. 2162, 2167, 204 L. Ed. 2d 558 (2019) (describing then-current state of federal law on takings proceedings under *Williamson Cnty. Reg'l Plan. Comm'n v. Hamilton Bank of Johnson City*, 473 U.S. 172, 105 S. Ct. 3108, 87 L. Ed. 2d 126 (1985)). In a legal Catch-22, however, once a state court did rule on compensation, the state court's decision would generally have preclusive effect in any later federal action. *Id.* (citing *San Remo Hotel, L.P. v. City & Cnty. of S.F.*, 545 U.S. 323, 125 S. Ct. 2491, 162 L. Ed. 2d 315 (2005)). A property owner at that time was thus generally limited to whatever remedies could be obtained in state court for a violation of the owner's federal rights.

Having no viable cause of action in federal court at the time, RLR objected to the Petition in the Circuit Court on two grounds. First, RLR objected to the amount of compensation the City was offering. Second, it challenged the City's right to take any part of the Duplex Property to build parking spaces to benefit the Hotel Property. RLR argued such a taking was unconstitutional, in that it was for private, rather than public, use. RLR therefore

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also sought damages for the injury suffered by the Hotel Property in losing its parking places and for the injury suffered by the Duplex Property in having parking spaces built on it to benefit the Hotel Property.

On May 31, 2016, after a hearing, the Circuit Court issued an order (the “Order of Possession”) granting the City the right to take the property described in the Petition, including the temporary easement for construction of the replacement parking spaces. The City then took possession of the property identified in the Order of Possession. The matter remained pending in the Circuit Court to value the takings for compensation purposes.

The City completed construction of the part of the Greenway crossing RLR’s two tracts in August 2018. It did not, however, construct replacement parking for the Hotel Property on the Duplex Property. RLR characterizes this refusal as the City’s effort to avoid RLR’s claim for damages related to the impermissible private purpose of the taking.

On May 30, 2018, RLR filed a motion in the Circuit Court to enforce the terms of the Order of Possession. RLR argued that under Tennessee Law, once an order of possession is entered, a government cannot “give back” any part of the condemned property. RLR argued the City must, instead, dismiss its original Petition and file a new petition seeking condemnation only of the property necessary for the public purpose of the Greenway. At a hearing on the motion, counsel for the City admitted,

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“[t]his is parking on private land that does not benefit the public purpose of the Greenway.” (Doc. 1 ¶ 26.) In September 2018, the Circuit Court issued an order finding that the construction of parking for the Hotel Property on the Duplex Property was not for a public purpose. The Circuit Court held, however, that the City was not required to build the replacement parking, and that the City’s failure to build the parking was not an abandonment of the project.

On March 4, 2019, RLR filed a motion for summary judgment in the Circuit Court. RLR argued the City’s admission and the Circuit Court’s finding that part of the taking was not for a public purpose was a fatal flaw requiring dismissal of the Petition. The City’s response to the motion for summary judgment again admitted the proposed parking spaces on the Duplex Property did not benefit the Greenway’s public purpose. At the hearing on the motion on June 17, 2019, the Circuit Court also again acknowledged the parking spaces were not for a public purpose, but declined to dismiss the Petition and stated it would let the valuation proceedings continue.

On June 21, 2019, four days after the Circuit Court’s hearing on RLR’s motion for summary judgment, the Supreme Court of the United States issued its decision in *Knick*, 139 S. Ct. 2162, 204 L. Ed. 2d 558. The Supreme Court overruled the state-litigation requirement of *Williamson County*, holding that “[a] property owner may bring a takings claim [in federal court] under [42 U.S.C.] § 1983 upon the taking of his property without just compensation by a local government.” *Id.* at 2179.

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Citing *Knick*, RLR filed its current federal action on July 17, 2019. (Doc. 1 (the “Complaint”) ¶ 6.) Count One of the Complaint asserts a claim for unlawful taking under 42 U.S.C. § 1983 and the Fifth and Fourteenth Amendments to the U.S. Constitution. (*Id.* ¶¶ 36-41.) Count Two of the Complaint¹ seeks a declaratory judgment that the City “may not take RLR’s land without a proper public purpose pursuant to any legal authority” and may not abandon the improper part of its taking just to avoid paying RLR just compensation for the improper taking. (*Id.* ¶¶ 42-46.) The prayer for relief requests, among other remedies: a declaration that the Order of Possession is unconstitutional in that the City took RLR’s property without a proper public purpose; an injunction against the City preventing the City from “exercising any ownership rights in RLR’s property pursuant to the Order of Possession and from enforcing the Order of Possession”; and an injunction requiring the City to file a new petition for condemnation limited takings which have a proper public purpose. (*Id.* at 11.)

On September 16, 2019, the City moved to dismiss the Complaint. (Doc. 16.) The City argues the Court lacks subject-matter jurisdiction over RLR’s claims under the *Rooker-Feldman* doctrine. (*Id.*) In the alternative, the City argues the Court should abstain and dismiss the action under the *Colorado River* doctrine. (*Id.*) RLR responded in opposition (Doc. 22), and the City replied (Doc. 23). On

1. The Complaint asserts two causes of action. (Doc. 1 at 9-11.) The second cause of action is labeled “Count Three.” (*Id.* at 10.) For the sake of simplicity, the Court refers to the second count as “Count Two.”

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the same day it filed its reply, the City filed a supplemental motion to dismiss, adding the *Younger* doctrine as an additional reason for abstention. (Doc. 25.) RLR responded in opposition (Doc. 29), and the City replied (Doc. 30).

II. STANDARD OF REVIEW

When a defendant moves to dismiss for lack of subject-matter jurisdiction under Rule 12(b)(1) of the Federal Rules of Civil Procedure, the plaintiff has the burden of proving jurisdiction. *Davis v. United States*, 499 F.3d 590, 594 (6th Cir. 2007).

A Rule 12(b)(1) motion may present either a facial attack, which questions the sufficiency of the pleadings, or a factual attack, which challenges the factual existence of subject-matter jurisdiction. *United States v. Ritchie*, 15 F.3d 592, 598 (6th Cir. 1994). Although the parties do not expressly address whether the City's motion is a facial or factual attack, the City does not introduce any evidence, and the parties' arguments focus on the language of the complaint. The parties therefore appear to treat the motion as a facial attack. "When reviewing a facial attack, a district court takes the allegations in the complaint as true," although conclusory allegations and legal conclusions will not prevent dismissal. *Gentek Bldg. Prods., Inc. v. Sherwin-Williams Co.*, 491 F.3d 320, 330 (6th Cir. 2007).

*Appendix B***III. DISCUSSION**

The *Rooker-Feldman* doctrine precludes lower federal courts from conducting appellate review of state-court proceedings because 28 U.S.C. § 1257 grants the Supreme Court sole jurisdiction to review state-court judgments. See *Berry v. Schmitt*, 688 F.3d 290, 298-99 (6th Cir. 2012). The doctrine arises from two Supreme Court cases: *Rooker v. Fidelity Trust Co.*, 263 U.S. 413, 44 S. Ct. 149, 68 L. Ed. 362 (1923), and *District of Columbia Court of Appeals v. Feldman*, 460 U.S. 462, 103 S. Ct. 1303, 75 L. Ed. 2d 206 (1983). In *Rooker*, the Supreme Court agreed with a federal court’s decision to decline to exercise jurisdiction over a petition requesting a state-court judgment be declared null and void. 263 U.S. at 414-15. The Supreme Court explained:

[I]t was the province and duty of the state courts to decide [the constitutional questions]; and their decision, whether right or wrong, was an exercise of jurisdiction. If the decision was wrong, that did not make the judgment void, but merely left it open to reversal or modification in an appropriate and timely appellate proceeding.

...

...

[N]o court of the United States other than this court could entertain a proceeding to reverse or modify the judgment for errors of that character.

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Id. at 415-16. In *Feldman*, a district court had declined to review a state court’s decision on bar-admission matters. 460 U.S. at 463. The Supreme Court agreed with the district court’s interpretation of its jurisdictional reach, finding “the United States District Court is without authority to review final determinations of the District of Columbia Court of Appeals in judicial proceedings.” *See id.* at 476.

Together, *Rooker* and *Feldman* stand for the proposition that federal district courts cannot review claims “brought by state-court losers complaining of injuries caused by state-court judgments rendered before the district court proceedings commenced.” *Exxon Mobil Corp. v. Saudi Basic Indus. Corp.*, 544 U.S. 280, 284, 125 S. Ct. 1517, 161 L. Ed. 2d 454 (2005); *see also In re Sun Valley Foods Co.*, 801 F.2d 186, 189 (6th Cir. 1986) (“A United States district court ‘has no authority to review final judgments of a state court in judicial proceedings.’ . . . This is true, even though the state court judgment may have been erroneous.”) (quoting *Feldman*, 460 U.S. at 482, and citing *Texaco, Inc. v. Pennzoil Co.*, 784 F.2d 1133, 1142 (2d Cir. 1986)). To determine whether the *Rooker-Feldman* doctrine applies, a court must look to “the source of the injury” alleged. *McCormick v. Braverman*, 451 F.3d 382, 393 (6th Cir. 2006). “If the source of the injury is the state court decision, then the *Rooker-Feldman* doctrine would prevent the district court from asserting jurisdiction. If there is some other source of injury, such as a third party’s actions, then the plaintiff asserts an independent claim.” *Id.*

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RLR argues the *Rooker-Feldman* doctrine does not bar this action for three reasons. First, RLR argues the doctrine does not apply to interlocutory state-court orders. Second, it argues the doctrine does not apply here because RLR's federal claim was not raised or resolved in the Circuit Court. Third, RLR argues the source of its injuries is not any of orders of the Circuit Court, but rather the City's actions.

A. Applicability of the *Rooker-Feldman* Doctrine to Interlocutory Orders

The first question before the Court is whether the *Rooker-Feldman* doctrine applies to interlocutory orders, like the Order of Possession, or only to final judgment orders. The City argues the doctrine applies to interlocutory orders, relying on *Pieper v. American Arbitration Ass'n, Inc.*, 336 F.3d 458 (6th Cir. 2003). (Doc. 17 at 5; Doc. 23 at 3-9.) RLR contends *Pieper* is no longer good law. (Doc. 22 at 6-8.)

In *Pieper*, the Court of Appeals for the Sixth Circuit engaged in a thorough analysis and joined the majority of circuits in holding that the *Rooker-Feldman* doctrine applies to interlocutory orders and orders of lower state courts. *Pieper*, 336 F.3d at 462. But RLR argues *Pieper* is no longer good law following the Supreme Court's decision in *Exxon*, 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454. In *Exxon*, the Supreme Court noted that the *Rooker-Feldman* doctrine "has sometimes been construed to extend far beyond the contours of the *Rooker* and *Feldman* cases," and confined the doctrine

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to “cases brought by state-court losers complaining of injuries caused by state-court judgments rendered before the district court proceedings commenced and inviting district court review and rejection of those judgments.” *Id.* at 283-84. RLR characterizes *Exxon* as holding that applying the *Rooker-Feldman* doctrine to interlocutory state-court orders is an improper extension of the doctrine. (Doc. 22 at 6-7.)

RLR overreads *Exxon*. The issue in *Exxon* was not whether a state-court order had to be final for the *Rooker-Feldman* doctrine to apply; it was at what point in the lifecycle of a federal case the *Rooker-Feldman* doctrine comes into play. In *Exxon*, Exxon Mobil Corporation and related entities (collectively, “Exxon”) filed a parallel action in federal court in July 2000, two weeks after Saudi Basic Industries Corporation (“SABIC”) had filed an action against Exxon in state court. 544 U.S. at 289. The state court entered judgment for Exxon after a March 2003 trial. *Id.* Meanwhile, SABIC had moved to dismiss the federal suit on various grounds, lost the motion, and was allowed to file an interlocutory appeal of the denial of that motion. *Id.* at 289-90. Oral argument on the federal appeal took place in December 2003, eight months after the verdict in the state court. *Id.* at 290. The Court of Appeals for the Third Circuit raised the *Rooker-Feldman* doctrine on its own, and held that even though jurisdiction had been proper when the federal suit was first filed, jurisdiction ceased to exist when the state court reached a judgment before the federal court did. *Id.*

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The Supreme Court reversed. *Id.* at 284. It held that “[w]hen there is parallel state and federal litigation, *Rooker-Feldman* is not triggered simply by the entry of judgment in state court.” *Id.* at 292. The Supreme Court reiterated previous holdings that a pending action in state court does not bar proceedings in federal court on the same matter. *Id.* (quoting *McClellan v. Carland*, 217 U.S. 268, 282, 30 S. Ct. 501, 54 L. Ed. 762 (1975)). It acknowledged that doctrines of comity or abstention may sometimes permit or require a stay or dismissal of the federal action in favor of the state action, but clarified that “neither *Rooker* nor *Feldman* supports the notion that properly invoked concurrent jurisdiction vanishes if a state court reaches judgment on the same or related question while the case remains *sub judice* in a federal court.” *Id.* In other words, “federal jurisdiction over an action does not terminate automatically on the entry of judgment in the state court.” *Id.* at 293. Thus, despite the Supreme Court’s use of the word “judgment” in characterizing its holding elsewhere in the opinion *Exxon* does not undermine *Pieper*, because an interlocutory order was not at issue in *Exxon*.

RLR nevertheless points to two cases from the Court of Appeals for the Sixth Circuit to attempt to show the Sixth Circuit “discarded *Pieper* and abandoned application of *Rooker-Feldman* to interlocutory orders of a state court” after *Exxon* was issued. (Doc. 22 at 7.)

In *Gilbert v. Ferry*, 401 F.3d 411 (6th Cir. 2005) (“*Gilbert I*”), the Court of Appeals initially affirmed the application of the *Rooker-Feldman* doctrine where the

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federal action sought to force the recusal of state-court justices from a pending state-court appeal, and where the federal action was initiated five months after the state motion for recusal was filed but two weeks before the state court issued an order denying the motion. *Id.* at 414-15. The Court of Appeals rejected the plaintiffs' argument "that the *Rooker-Feldman* doctrine does not apply to divest the district court of subject matter jurisdiction . . . because at the time [the plaintiffs] filed their complaint . . . there had been no state judgment or order, and thus nothing that the *Rooker-Feldman* doctrine prohibited the district court from reviewing." *Id.* at 417. *Gilbert I* mentioned *Pieper* and the interlocutory nature of the state-court order only in a footnote, and neither played a role in the ruling. *Id.* at 417 n.5. *Exxon* was issued a few weeks later, taking the exact position the Court of Appeals had rejected in *Gilbert I*—that if subject-matter jurisdiction is proper at the start of a federal case, *Rooker-Feldman* does not later spring up to strip the court of jurisdiction. *See Exxon*, 544 U.S. 280, 125 S. Ct. 1517, 161 L. Ed. 2d 454. The Court of Appeals consequently vacated the part of *Gilbert I* that discussed the *Rooker-Feldman* doctrine and affirmed dismissal of the case on other grounds. *Gilbert v. Ferry*, 413 F.3d 578 (6th Cir. 2005) ("*Gilbert II*"). *Gilbert II* thus only shows the Court of Appeals rejected the reasoning in *Gilbert I*; it does nothing to show the Court of Appeals has rejected *Pieper*.

Nor does the other Sixth Circuit case on which RLR relies, *Shafizadeh v. Bowles*, 476 F. App'x 71 (6th Cir. 2012), involve an interlocutory order or demonstrate a rejection of *Pieper*. In *Shafizadeh*, an ex-husband sued

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the state-court judge who had presided over his divorce case, seeking an injunction forcing the state-court judge to recuse from further proceedings, a declaration that the state court's practice of allowing law clerks to grant emergency protective orders was unconstitutional, and a declaration that the judge's practice of ruling on motions without a response from the opposing party violated due process. *Id.* at 72. The district court dismissed the complaint, based in part on the *Rooker-Feldman* doctrine. *Id.*

The Court of Appeals affirmed the dismissal on different grounds. It reiterated *Exxon's* emphasis that the *Rooker-Feldman* doctrine is "confined to cases" in which "the plaintiffs 'filed suit in federal court after the *state proceedings ended.*'" *Id.* (quoting *Exxon*, 544 U.S. at 291). It further stated that, after *Exxon*, "it remains an open question in this circuit whether *Rooker-Feldman* applies where, as here, the plaintiff files suit while the state case is still pending on appeal." *Id.* (citing *Marciano v. White*, 431 F. App'x 611, 613 (9th Cir. 2011) (doctrine applies after state judgment but before appeals are completed), and *Nicholson v. Shafe*, 558 F.3d 1266, 1278-79 (11th Cir. 2009) (doctrine does not apply until all state appeals are completed)). But in *Shefizadah*, the Court of Appeals did not decide the applicability of *Rooker-Feldman* to a state case on appeal. Rather, it held *Rooker-Feldman* did not apply because the ex-husband's requests for relief were forward-looking challenges to the constitutionality of state-court rules, not challenges to the judgment against him. *Id.* Thus, *Shefizadah*, like *Exxon*, contains only dicta regarding the significance of the finality of a state-court

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order in a *Rooker-Feldman* analysis. *Shefizadah* also, like *Gilbert*, does not show the Sixth Circuit has abandoned *Pieper* following *Exxon*.

RLR's last argument against *Pieper* is its assertion that, "[s]ince the Sixth Circuit's decision in *Gilbert II*, district courts within the Sixth Circuit have consistently declined to apply *Rooker-Feldman* to interlocutory state court orders." (Doc. 22 at 7.) RLR provides citations to two district-court decisions that declined to follow *Pieper* or declined to apply *Rooker-Feldman* to a state-court judgment on appeal. (*Id.* at 7-8.) RLR also notes and distinguishes one district-court decision that followed *Pieper*. (*Id.* at 8 n.5.) The City, in reply, cites close to ten district-court cases within the Sixth Circuit that have followed or favorably cited *Pieper* since *Gilbert II* and *Exxon*. (Doc. 23 at 3-4.) None of the district-court opinions cited by the parties is binding in this case, of course. The cases cited by the parties do not show, however, a consistent rejection of *Pieper* by district courts in this Circuit.

The Court concludes the interlocutory nature of the Circuit Court orders at issue does not prevent the application of the *Rooker-Feldman* doctrine in this case.

B. Federal Cause of Action Not Raised in State Case

RLR relies on a single case to argue the *Rooker-Feldman* doctrine does not bar this suit because RLR asserts a claim under § 1983 in this action, but it did not

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assert a § 1983 claim in state court. (Doc. 22 at 9 (citing *William Penn Apartments v. D.C. Ct. App.*, 39 F. Supp. 3d 11, 17-18 (D.D.C. 2014)).) In addition to being a district-court decision from a different circuit, *William Penn* did not refuse to apply the *Rooker-Feldman* doctrine because of a difference between the federal and state causes of action, as RLR implies; it declined to apply *Rooker-Feldman* because it concluded that, after *Exxon*, the doctrine did not apply to interlocutory orders. *William Penn*, 39 F. Supp. 3d at 18-19. This Court respectfully disagrees about the import of *Exxon*, as previously discussed. In any case, the *Rooker-Feldman* doctrine does not require an identity of the causes of action between the state and federal actions, but an examination of whether the state-court order is the source of the injury of which the federal plaintiff is complaining. *See Exxon*, 544 U.S. at 284; *see also McCormick*, 451 F.3d at 393. RLR's second argument therefore fails.

C. The Source of RLR's Injury

As stated above, the source of a federal plaintiff's injuries is the central inquiry in determining if the *Rooker-Feldman* doctrine applies. *See McCormick*, 451 F.3d at 393. RLR's third argument against applying the *Rooker-Feldman* doctrine is that RLR's injuries flow from the City's actions in taking RLR's property without a proper public purpose, not the Circuit Court's orders. (Doc. 22 at 6, 9-11.) To this end, RLR argues it "is not seeking review of the state court's actions." (*Id.* at 9.)

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As the City points out, it is clear from the Complaint that RLR is asking this Court to review and overturn an order of the Circuit Court. The first item of relief RLR seeks is “[a] judgment declaring that the Order of Possession is unconstitutional.” (Doc. 1 at 11.) This request is a direct attack on the Circuit Court’s Order of Possession. RLR continues with a request for a declaration “that the City took RLR’s private property without a proper public purpose.” (*Id.*) Although this declaration would be directed to the City, it concerns an action the City was able to take only based on the Order of Possession. (*Id.* ¶ 20 (“The City took possession of the RLR properties pursuant to the Order of Possession”).) RLR’s third request for relief asks the Court to enjoin the City “from exercising any ownership rights in RLR’s property pursuant to the Order of Possession and from enforcing the Order of Possession.” (*Id.* at 11.) Such an injunction can only be granted if the Court reviews the Order of Possession and finds it to be improper. Similarly, RLR’s request for an injunction requiring the City to file a new petition for condemnation limited to takings which have a proper public purpose (*id.*), while nominally directed to the City, would only be necessary and possible if the Order of Possession were first invalidated by the Court.

RLR argues that the City’s quotations from the prayer for relief are selective and do not accurately reflect the Complaint as a whole. (Doc. 22 at 11.) But RLR’s two causes of action necessarily ask the Court to review and invalidate the Order of Possession to protect RLR from the harm caused by the Order of Possession. Count One, under § 1983, asserts:

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RLR is entitled to a declaration declaring the Petition for Condemnation unconstitutional and invalid, enjoining the City from enforcing any property rights granted in the Order of Possession; and requiring the City to refile a petition for condemnation to take only that portion of RLR's property for which there is a proper public purpose.

(Doc. 1 ¶ 40.) Again, none of these actions is possible or necessary unless the Court reviews and invalidates the Order of Possession. Count Two, seeking a declaratory judgment, complains of the City's "position that it may enforce an unconstitutional Order of Possession, take possession of RLR's land . . . and then unilaterally abandon the unlawful portion of the taking." (*Id.* ¶ 44.)

RLR argues *Rooker-Feldman* is not implicated where there is a separate source of injury, even if vindication of the claims might lead the Court to disagree with the decisions of the Circuit Court. (Doc. 22 at 10.) In *Sturgis v. Hayes*, 283 F. App'x 309, 310 (6th Cir. 2008), for example, the plaintiff parents brought suit in federal court after their children were removed from their home. A later state-court judgment terminated the plaintiffs' parental rights. *Id.* The Court of Appeals held the *Rooker-Feldman* doctrine did not apply because the federal suit was not attacking the judgment terminating parental rights, but rather the earlier removal of the children from the plaintiffs' custody. *Id.* at 313-14. The Court of Appeals acknowledged it was possible the federal court would disagree with the findings of the state court that had

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terminated the parents' rights. *Id.* Nevertheless, granting the parents the relief they were seeking in federal court against the persons who had removed the children from the home would not have required a reversal of the state-court order on parental rights. *See id.* Here, by contrast, while the City initiated the process to obtain the Order of Possession, it was the Order of Possession which caused the loss or property rights and damages RLR is seeking to remedy.

RLR relies also on *McCormick*, 451 F.3d 382, and the distinctions the Court of Appeals for the Sixth Circuit drew in that case are instructive here. In *McCormick*, the Court of Appeals held the *Rooker-Feldman* doctrine did not apply to causes of action for fraud, abuse of process, or the unconstitutionality of a state statute, because those causes of action did not allege harm from resulting state-court judgments, even if the federal court might disagree with some of the state court's conclusions. *Id.* at 392. The Court of Appeals also held, however, that the *Rooker-Feldman* doctrine did apply to certain other causes of action, when those claims alleged state orders were unconstitutional. *Id.* at 395. As the Court of Appeals explained, "if a third party's actions are the product of a state court judgment, then a plaintiff's challenge to those actions are in fact a challenge to the judgment itself." *Id.* at 394. That is precisely the case here. Both counts asserted by RLR seek to invalidate the Order of Possession and remedy the harm allegedly done to RLR by the past and future enforcement of the Order of Possession. Under the *Rooker-Feldman* doctrine, the Court does not have subject-matter jurisdiction over RLR's causes of action.

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Before concluding, the Court pauses to consider the significance of the Supreme Court’s decision in *Knick*, 139 S. Ct. 2162, 204 L. Ed. 2d 558. RLR argues *Knick* gives “property owners like RLR . . . an immediate right to seek redress for Fifth Amendment violations in federal court against local governments, *regardless of the status of state court proceedings.*” (Doc. 22 at 1 (emphasis added).) RLR characterizes the City’s motion as merely an attempt to circumvent *Knick*. (*Id.* at 2.) While *Knick* indeed removed the state-litigation requirement of *Williamson County* and gave plaintiffs the right to bring a takings claims immediately upon the taking, it did not overrule *Rooker* or *Feldman*, nor did it guarantee a federal forum “regardless of the status of state court proceedings.” (See Doc. 22 at 1.) The timing of *Knick* for RLR is unfortunate, as it is for the other property owners whose property was taken after *Williamson County* but before *Knick*. If *Knick* had been issued before the Order of Possession—or if RLR had filed an earlier action in federal court, in an effort to challenge *Williamson County*—the *Rooker-Feldman* doctrine would not bar RLR’s action. This may be a bitter pill for RLR to swallow, but that bitterness does not allow the Court to hear a case outside of its subject-matter jurisdiction.

IV. CONCLUSION

The Court will **GRANT** Defendant’s motion to dismiss (Doc. 16) and **DENY** Defendant’s supplemental motion to dismiss (Doc. 25). The Court will **DISMISS** Plaintiff’s action **WITHOUT PREJUDICE**.

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An appropriate order will enter.

/s/ CURTIS L. COLLIER
UNITED STATES DISTRICT JUDGE

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**APPENDIX C — DENIAL OF REHEARING OF
THE UNITED STATES COURT OF APPEALS FOR
THE SIXTH CIRCUIT, FILED AUGUST 12, 2021**

No. 20-6375

UNITED STATES COURT OF APPEALS
FOR THE SIXTH CIRCUIT

RLR INVESTMENTS, LLC,

Plaintiff-Appellant,

v.

CITY OF PIGEON FORGE, TENNESSEE,

Defendant-Appellee.

August 12, 2021

ORDER

BEFORE: CLAY, McKEAGUE, and LARSEN,
Circuit Judges.

The court received a petition for rehearing en banc. The original panel has reviewed the petition for rehearing and concludes that the issues raised in the petition were fully considered upon the original submission and decision of the case. The petition then was circulated to the full court. No judge has requested a vote on the suggestion for rehearing en banc.

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Therefore, the petition is denied. Judge Clay would grant rehearing for the reasons stated in his dissent.

**ENTERED BY ORDER OF
THE COURT**

/s/
Deborah S. Hunt, Clerk