OPINION SUMMARY
MISSOURI COURT OF APPEALS EASTERN DISTRICT

DIVISION TWO

LAURA A. HAYES, Appellant, v. JOHN MILLER, JR., ET AL., Respondents.	)))))))))	ED113836 Filed: June 16, 2026

Appeal from the Circuit Court of St. Louis County
The Honorable John R. Lasater, Judge

SUMMARY:
Laura Hayes (Hayes) appeals from the trial court's judgment in favor of John Miller, III (Miller III) on his counterclaim for unjust enrichment. Hayes raises three points on appeal. First, she argues the trial court erred by entering a monetary judgment in favor of Miller III because Miller III was never a party to the lawsuit. In Point Two, Hayes claims the court erred in entering monetary judgment in favor of Miller III because there was not substantial evidence the payments made by Miller III provided a basis for an unjust enrichment claim. Lastly, Hayes alleges the court erred in entering a judgment for the full amount of damages against her because Hayes was only a one-fifth owner of the property.

VACATED.

DIVISION TWO HOLDS:
The trial court exceeded its authority by entering judgment in favor of Miller III on the unjust enrichment counterclaim because Miller III was not a party to the ejectment action. Miller III was not the named defendant, nor did he move to join the suit.

Opinion by: Virginia W. Lay, Judge
Michael S. Wright, Presiding Judge, and Kathleen S. Hamilton, Judge, concur.

Attorney for Appellant: Richard E. Coughlin

Attorney for Respondent, Miller: Herman L. Jimerson

Attorney for Respondents, Catling, Sr.,
Thomas, Donato, & Catling, Jr.: Richard E. Coughlin

This summary is not part of the opinion of the court. It has been prepared for the convenience of the reader and should not be quoted or cited.