

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

LC2025-000288-001 DT

03/06/2026

HONORABLE JILLIAN FRANCIS

CLERK OF THE COURT
P. McKinley
Deputy

NICHOLAS THOMAS

JONATHAN A DESSAULES

v.

TANGLEWOOD ASSOCIATION (001)

TANGLEWOOD ASSOCIATION
17220 N. BOSWELL BLVD
SUITE 140
SUN CITY AZ 85373

JUDGE FRANCIS
OFFICE OF ADMINISTRATIVE
HEARINGS
REMAND DESK-LCA-CCC

ORDER / HEARING VACATED

Agency Case No. 25F-H037-REL

Pending before the Court is Petitioner/Appellant Nicholas Thomas's *Notice of Appeal for Judicial Review of Administrative Decision*. Pursuant to Arizona Revised Statutes § 12-904, "an action to review a final administrative decision shall be commenced by filing a notice of appeal within thirty-five days . . . [.] The notice of appeal shall identify the final administrative decision sought to be reviewed and include a statement of the issues presented for review." Appellant attached the Administrative Law Judge decision issued July 13, 2025. The notice at the conclusion of the decision stated that the order was binding unless a rehearing was granted and that pursuant to A.R.S. § 41-1092.09, a request for rehearing must be filed with the Commissioner of the Department of Real Estate within 30 days. It does not appear, from this Court's review, that a request for rehearing was ever made.

The filing of a motion for rehearing is required to preserve the right to appeal to this Court. A.R.S. § 41-1092.09(B). **IT IS ORDERED** Appellant shall file with this Court his request for

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rehearing and final decision, if one exists, within **14 days**. If Appellant does not comply, this matter shall be dismissed pursuant to A.R.S. § 41-1092.09(B) for Appellant's failure to exhaust his administrative remedies.

In light of the foregoing, **IT IS FURTHER ORDERED** vacating the status conference set for March 11, 2026, at 1:30 p.m.

Should Appellant provide the requested information, the Court will expeditiously reset the status conference.

NOTICE: LC cases are not under the e-file system. As a result, when a party files a document, the system does not generate a courtesy copy for the Judge. Therefore, you will have to deliver to the Judge a conformed courtesy copy of any filings.