

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

LC2025-000397-001 DT

11/12/2025

HONORABLE JOSEPH P. MIKITISH

CLERK OF THE COURT
N. Johnson
Deputy

A Z N H REVOCABLE TRUST
JOHN SULLIVAN
SUSAN SULLIVAN

JOHN F SULLIVAN

v.

ARIZONA DEPARTMENT OF REAL ESTATE
(001)
SUNLAND SPRINGS VILLAGE
HOMEOWNERS ASSOCIATION (001)

ARIZONA DEPARTMENT OF REAL
ESTATE
ATTN: HOA COORDINATOR
100 N 15TH AVE, STE 201
PHOENIX AZ 85007
SUNLAND SPRINGS VILLAGE
HOMEOWNERS ASSOCIATION
NO ADDRESS ON RECORD

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

ADMINISTRATIVE REVIEW ORDERS

On November 7, 2025, **Appellant**, AZNH Revocable Trust, by and through John and Susan Sullivan, Trustees, Real Parties in Interest, filed a Notice of Appeal of Administrative Decision against **Appellee**, Arizona Department of Real Estate, and **Appellee**, Sunland Springs Village Homeowners Association, pursuant to Arizona Revised Statutes Annotated (A.R.S.) §§ 12-901 to 12-914.

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IT IS ORDERED that **Appellant** serve both **Appellees** with a copy of the Notice of Appeal of Administrative Decision in the manner provided by A.R.S. § 12–906.¹

IT IS FURTHER ORDERED that **Appellant** shall file proof of service with the Clerk of the Superior Court of Maricopa County as required by Rules 4(g) and 4(i) of the Arizona Rules of Civil Procedure.

IT IS FURTHER ORDERED that **Appellant** provide both **Appellees** with a copy of this minute entry.

IT IS FURTHER ORDERED that **Appellant** shall file a notice of action as required by A.R.S. § 12–904(B).

IT IS FURTHER ORDERED that **Appellant** shall order and make arrangements to pay for the preparation of pertinent portions of the record as required by A.R.S. § 12–904(B).

IT IS FURTHER ORDERED that a Notice of Appearance from all **Appellees** shall be due 20 days from the date of service of **Appellant’s** appeal.

Appellant is advised that, if **Appellant** fails to effectuate service or to order the record or the transcripts as ordered herein, this Court shall dismiss these proceedings.

IT IS FURTHER ORDERED that the administrative agency or board shall transmit its record to the Clerk of this Court as required by A.R.S. § 12–904(B) and provide a Certification of Record on Review to **Appellant** and a notice to this Court that the transmittal has occurred.

IT IS FURTHER ORDERED that **Appellant** and **Appellees** are to file briefs in accordance with Rule 6 of the Rules of Procedure for Judicial Review of Administrative Decisions.

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.

¹ A.R.S. § 12–906 incorporates the Arizona Rules of Civil Procedure for service of process. *See* Rules 4 and 4.1, Ariz. R. Civ. P.