

2025 JAN 21 PM 1:00

John F. Sullivan, Esq.  
1909 E. Ray Rd., Suite 9198  
Chandler, Arizona 85225  
(602) 793-9301  
Bar No. 023018  
Attorney for Plaintiff/Appellant

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA**

**AZNH REVOCABLE TRUST,**  
by and through  
**JOHN and SUSAN SULLIVAN,**  
**TRUSTEES, REAL PARTIES IN**  
**INTEREST**

Plaintiff/Appellant

v.

**ARIZONA DEPARTMENT OF REAL**  
**ESTATE,**

Defendant/Appellee

**SUNLAND SPRINGS VILLAGE**  
**HOMEOWNERS ASSOCIATION,**

Defendant/Appellee

No. LC2025-000025 -001

**Proof of Service**  
of  
**Notice of Action**  
**(Unclassified Civil)**

**Assigned to:**  
**Hon. Joseph Mikitish**

1 The Notice of Action was served upon the Arizona Department of Real Estate (“ADRE”) and  
2 the Office of Administrative Hearings (“OAH”) by email on January 14, 2025. See attached  
3 acknowledgment from ADRE and OAH (**Exhibit A**).

//

//

January 21, 2025

Plaintiff/Appellant, AZNH Revocable Trust

By:

/s/ *John F. Sullivan*

John F. Sullivan, Esq. (Bar # 023018)  
Attorney for Plaintiff/Appellant  
1909 E. Ray Rd., Suite 9198  
Chandler, AZ 85225  
480-818-5070  
Email: Info@SullivanAppeals.com  
Facsimile: 480-210-8328

#### CERTIFICATE OF SERVICE

A copy hereof shall be mailed on January 21, 2025, to:

Arizona Department of Real Estate at 100 N. 15<sup>th</sup> Ave., #201, Phoenix, AZ 85007.

A copy hereof shall be hand-delivered on January 21, 2025, to:

Sunland Springs Village Homeowners Assoc. at their office located at 11214 E. Laguna Azul Circle, Mesa, AZ 85209.

A copy hereof shall be sent by email on January 21, 2025, to:

Atty. Chad Gallacher (counsel for Sunland Springs Village Homeowners Assoc.) at his email address: cgallacher@hoalaw.biz

/s/ *John F. Sullivan*  
Attorney for Plaintiff/Appellant

# **EXHIBIT A**

---

**Submission received for docket number 24F-H047-REL**

1 message

**OAH Electronic Submission System** <oah@azoah.com>

Tue, Jan 14, 2025 at 6:45 PM

To: Info@sullivanappeals.com

This is a message from the Arizona Office of Administrative Hearings to inform you that a submission has been received for **24F-H047-REL**.

The details are as follows:

Submission ID: **096714**

Submission type: **Notice of action (appeal)**

Docket number: **24F-H047-REL**

Hearing date: **NONE**

Filed by: **Atty. John Sullivan (Info@SullivanAppeals.com) (480-818-5070)**

Mailing address:

**1909 E. Ray Rd., Suite 9198, Chandler, AZ 85225**

Filed on: **1/15/2025**

Sent to: **Administrative Law Judge**

Copies e-mailed to:

- **cgallacher@hoalaw.biz**

Filing party will also notify:

**On January 14, 2025, a copy hereof was served upon Respondent's counsel via email at cgallacher@hoalaw.biz under an agreement between counsel to accept filings and other correspondence by email.**

---

Notice of Action

---

The following files were included with the submission:

- **Notice of Action.pdf**

If any files were included with the submission, they should be attached to this e-mail.

In the event that a file seems to be missing, please contact the Office of Administrative Hearings.

Thank you for using the OAH Electronic Submission System.

---

 **Notice of Action.pdf**  
114K

John F. Sullivan, Esq.  
1909 E. Ray Rd., Suite 9198  
Chandler, Arizona 85225  
(602) 793-9301  
Bar No. 023018  
Attorney for Plaintiff

**BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS  
STATE OF ARIZONA**

**AZNH REVOCABLE TRUST,  
by and through  
JOHN and SUSAN SULLIVAN,  
TRUSTEES, REAL PARTIES IN  
INTEREST**

Petitioner

v.

**SUNLAND SPRINGS VILLAGE  
HOMEOWNERS ASSOCIATION,**

Respondent

No. 24F-H047-REL

**Notice of Action**

**Maricopa County Superior Court  
No. LC2025-000025**

1 Petitioner hereby gives notice pursuant to A.R.S. 12-904(B) that Petitioner has filed an action  
2 pursuant to the Administrative Review Act, A.R.S. 12-901 et seq. (Maricopa Superior Court  
3 number LC2025-000025) for appeal of the decision of Arizona Department of Real Estate (Case  
4 No. 24F-H047-REL) dated Nov. 5, 2024.

Dated: January 14, 2025

/s/ *John F. Sullivan*

John F. Sullivan, Esq. (Bar # 023018)  
Attorney for Petitioner  
1909 E. Ray Rd. Suite 9198  
Chandler, AZ. 85225  
480-818-5070  
email: Info@SullivanAppeals.com

Certificate of Service

Copy of the foregoing e-filed in the Office of Administrative Hearings and submitted by email to the Arizona Department of Real Estate on January 14, 2025.

On January 14, 2025, a copy hereof was served upon Respondent's counsel via email at cgallacher@hoalaw.biz under an agreement between counsel to accept filings and other correspondence by email.

/s/ *John F. Sullivan*

John F. Sullivan, Esq. (Bar # 023018)  
Attorney for Petitioner

# Message

The following message was sent by you to the Department.

**Message ID** 837883

**Date Sent** 1/14/2025 6:56:10 PM

**Topic** General Information

**Message** Hello, folks. Please see attached Notice of Action related to appeal of case 24F-H047-REL (an HOA hearing). Would you please coordinate with the Office of Administrative Hearings to produce the record on appeal and include the hearing transcript previously submitted by me to your office. Thank you, Atty. John Sullivan (AZ Bar 023018) 1909 E. Ray Rd., Suite 9198 Chandler, AZ 85225 480-818-5070 Info@SullivanAppeals.com

This message is part of a conversation. Click [here](#) to view all related messages.

## Attachments

[Download All Attachments](#)

	Name	Date Added	Bytes
<a href="#">Download</a>	Notice of Action.pdf	1/14/2025 6:56:12 PM	116510

[Return Home](#)