

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 In the Matter of

No. 24F-H047-REL-RHG

3 AZNH Revocable Trust,
4 Petitioner,

**ORDER REGARDING HEARING,
DENYING SUBPOENA**

5 v.
6 Sunland Springs Village Homeowners
7 Association,
8 Respondent.

9 The undersigned has reviewed Petitioner’s Motion for Subpoena Duces Tecum
10 and Petitioner’s response to the Tribunal Order dated August 13, 2025 in light of the
11 instant case.

12 Maricopa County Superior Court (Court) remanded the matter to the Arizona
13 Department of Real Estate to conduct an Evidentiary Hearing “to address the additional
14 evidence proposed by AZNH.”

15 On June 2, 2025, the Department forwarded the matter back to the Tribunal,
16 issuing a Notice of Hearing which contained the Department’s Order granting
17 “Petitioner’s Dispute Rehearing Petition for the reason(s) outlined in the Rehearing
18 Petition.”¹

19 Petitioner’s Dispute Rehearing Petition did not allege, as grounds for rehearing,
20 “Newly discovered material evidence that could not with reasonable diligence had been
21 discovered and produced at the original hearing.”

22 The Department’s Notice of Hearing and Order does not address the remand
23 issue.

24 Based on the foregoing,

25 IT IS ORDERED that the administrative hearing in the instant matter is a
26 rehearing and will be limited to the allegations on which the Department ordered the
27 rehearing. **The parties are directed to utilize, in all future filings in the instant
28 matter, the Tribunal’s captioned Docket Number No. 24F-H047-REL-RHG.**

29 _____
30 ¹ Petitioner’s Rehearing Petition was originally denied by the Department on January 8, 2025, which denial led to Petitioner filing an appeal to Court.

1 IT IS ORDERED the Petitioner's subpoena request is Denied.

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3 IT IS ORDERED the hearing remains scheduled for September 26, 2025.

4 Done this day, August 15, 2025.

5 /s/ Kay A. Abramsohn
6 Administrative Law Judge

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8 Transmitted electronically to:

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