

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-060700

01/13/2026

HONORABLE MICHAEL J. HERROD

CLERK OF THE COURT  
E. Valadez  
Deputy

STEVE PANDI

STEVE PANDI  
6940 W VOLTAIRE AVE  
PEORIA AZ 85381

v.

CROWN POINT HOMEOWNERS ASSO, et al.

WM MICHAEL YOHLER

BETH MULCAHY  
JUDGE HERROD

**RULING**

The Court has considered Plaintiff's December 15, 2025 Motion for Sanctions Against Shannon Plessel and Crown Point HOA and Order to Show Cause Regarding False Filings and Wrongful Foreclosure Attempts; Defendant Crown Point HOA's January 2, 2026 Response; and Plaintiff's January 5, 2026 Reply.

Shannon Plessel is not a party to this case, and any claim for sanctions against her personally is inappropriate. As to Defendant Crown Point, the motion assumes that the factual allegations of the Complaint are true, but no motion for summary judgment has been filed by Plaintiff or granted on any factual issue. The motion is not in the form of a motion for summary judgment.

Finally, Plaintiff failed to properly serve the motion on Crown Point. Defendant's counsel did not agree to be served electronically. By Plaintiff's own statement, Defendant's counsel agreed to serve Plaintiff electronically.

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The Court has made no substantive rulings in this case that would support a motion for sanctions at this time. Further, given that there has been prior litigation concerning HOA lien foreclosures, claim preclusion or issue preclusion may apply, but the Court does not have a record from which to make those determinations at this time.

**IT IS ORDERED** denying Plaintiff's December 15, 2025 motion for sanctions.