

JAN 19 2024

CHRISTINA SPURLOCK  
CLERK SUPERIOR COURT  
BY: [Signature] DEPUTY

1 Nancy Knight  
2 1803 E. Lipan Cir.  
3 Fort Mohave, AZ 86426  
4 Telephone: (928) 768-1537  
nancyknight@frontier.com

5 Plaintiff Pro Per

6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
7 **IN AND FOR THE COUNTY OF MOHAVE**

8 NANCY KNIGHT,

9 Plaintiff,

10 V.

11 GLEN LUDWIG and PEARL LUDWIG,  
12 Trustees of THE LUDWIG FAMILY  
13 TRUST; FAIRWAY CONSTRUCTORS,  
14 INC.; MEHDI AZARMI; JAMES B.  
15 ROBERTS and DONNA M. ROBERTS,  
16 husband and wife; JOHN DOES 1-10;  
17 JANE DOES 1-10; ABC  
CORPORATIONS 1-10; and XYZ  
PARTNERSHIPS 1-10.

18 Defendants.  
19

Case No.: CV 2018 04003

**NOTICE OF APPEAL**

20  
21 Notice is hereby given that the above named Plaintiff appeals to Division One of  
22 the Arizona Court of Appeals from the Orders made and entered in this case on  
23 September 13, 2023 for Abuse of Discretion in Ordering the Plaintiff to process serve  
24 Rule 19 necessary or indispensable parties when by law it is the Defendants who have  
25 claimed abandonment and **must** serve the Rule 19 parties. Judge Jantzen's abuse of  
26 discretion for the Plaintiff to serve Rule 19 parties was deliberately made unappealable  
27  
28

1 with a Rule 54(b) Final Judgment that Appeal Court Div. One, as filed by Plaintiff's  
2 former attorney's appeal, was denied for the Judge's "improper" language. This appeal is  
3 expected to prevent a serious precedent from being established in Arizona that will chill  
4 any other Plaintiff from ever filing a Breach of Contract case for violations of CC&Rs.

5  
6 For abuse of power in the unconstitutional Gag Order imposed on the Plaintiff  
7 without due process and in violation of her rights to free speech and then not being fair in  
8 imposing such a Gag Order on the defendants and their attorney, as motioned on June 9,  
9 2023, to likewise have no contact with the Rule 19 parties either directly or indirectly.

10  
11 For abuse of power for ordering the Plaintiff to pay the defendants attorney fees  
12 and costs in the sum of \$6,223.25 with interest that exceeded prime + 1% for filing  
13 motions in March and June 2023 as follows: Plaintiff's motion to revisit the 2019 MSJ on  
14 abandonment and Strike it as filed on March 1, 2023; for Plaintiff's motion for fair  
15 treatment with a Gag Order likewise imposed on the Defendants and their attorney as  
16 filed on June 9, 2023; for Plaintiff's motion for the Defendant's counsel to state a claim  
17 of abandonment that the Plaintiff was supposed to defend at trial, pursuant to Rule  
18 12(b)(6), as filed on June 12, 2023.

19  
20 For abuse of power for declaring Plaintiff in contempt of court for not mailing a  
21 Service Packet by November 2, 2023 that contained this Court's "Notice of Law Suit and  
22 Waiver of Service of Summons" that required the Plaintiff to sign that she was suing over  
23 400 Rule 19 parties when she has no grounds to do so and believes she could be held in  
24 contravention for suing some of these Rule 19 parties concurrently in CV 2022 00177  
25 who were transferred from this court in 2021; those parties were denied consolidation  
26  
27  
28

1 into this case in 2023; this court has refused to inform the Plaintiff on what he thinks her  
2 grounds for suing these parties is; and for dismissing the case for contempt of court; and  
3  
4 for the December 21, 2023 Order for the Plaintiff to pay the defendants attorney fees  
5 where on January 5, 2024 the defendants have provided the Court with their Affidavit of  
6 fees and costs in the amount of \$217,254.50.

7  
8 This court has held that “this case has been pending for approximately five years  
9 and it is still no closer to a resolution than when it was first filed” while you have ignored  
10 the fact that the matter of resolution is a matter of equity and all the defendants had to do  
11 is agree to stop causing victims in the Desert Lakes Subdivision by not continuing to  
12 violate, attempting to violate, or threatening to violate the CC&Rs. Plaintiff’s efforts for  
13 Injunctive Relief to stop those misdeeds were denied.  
14

15  
16 This court has ignored the fact that the abandonment claim of building within  
17 property line setback requirements (paragraph a on page 2 of your “Notice to Property  
18 Owners”), is of the defendant’s own doing; and for Defendant Mehdi Azarmi’s own  
19 doing in his attempting and threatening the Declaration with his Res. 2016-125 that was  
20 dismissed from this case in error by Judge Carlisle when Count One was only supposed  
21 to be dismissed for the Robert’s home; and for Azarmi’s own doing as a Planning  
22 Commissioner in passing Res. 2016-04 that became Ord. 37.C.4 and is causing Mohave  
23 County employees to illegally issue permits in violation of Res. 93-122.  
24  
25

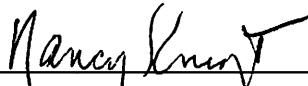
26 This court has denied double damages not to exceed \$5,000 from defense counsel  
27 Oehler’s delay in this case and for fraud by claiming Statute §33-441 protected his  
28 client’s illegal and dilapidated “build to suit” advertising signs on residential lots in

1 Desert Lakes being one-and-the-same as “for sale” signs. Plaintiff had to file a complaint  
2 the Arizona Department of Real Estate who determined that the signs were the  
3 developer’s signs and not “For Sale” nor “For Lease” signs. This court has photographic  
4 evidence of the dilapidated signs and has allowed those signs to continue to pose a risk of  
5 harm to persons and property.  
6

7  
8 The Plaintiff’s motion to dismiss the 2019 MSJ on abandonment as filed by the  
9 Plaintiff in 2020 should have been granted for the Defendant’s Failure to join Rule 19  
10 indispensable parties; instead, it was denied by the claim that Rule 19 did not apply. Rule  
11 19 only applies in this case if it causes the Plaintiff harm.  
12

13 There exists a complete and utter pattern of abuse by the courts in this case that  
14 requires a ruling by a Higher Court.  
15

16 **RESPECTFULLY SUBMITTED** this 16<sup>th</sup> day of January, 2024

17   
18 \_\_\_\_\_  
Nancy Knight, Plaintiff Pro Per

19 **Original of the Foregoing Mailed on January 16, 2024 to:**  
20 Clerk of Mohave Superior Court  
21 PO Box 7000  
Kingman, AZ 86402

22 **Copy delivered by Electronic Service on January 16, 2024 to:**

23  
24 Daniel J. Oehler Attorney for Glen Ludwig, Mehdi Azarmi, Fairway Constructors  
25 djolaw10@gmail.com  
26  
27  
28

Knight  
1803 E. LIPAN Cir  
Ft. Mohave, AZ 86426

PHOENIX AZ 852

16 JAN 2024 PM 5 L



Clerk of Mohave County Superior Court  
P.O. Box 7000  
Kingman, AZ 86402

86402-700000

