

**Court of Appeals, Division One**

**Civil Appeal**

**1 CA-CV 25-0201**

**WESTHOFF, et al. v. RENT-SELL**

**Appellate Case Information**

Case Filed: 11-Mar-2025

Case Closed:

**Dept/Composition**

**Department D**

Hon. Daniel J Kiley  
 Hon. D Steven Williams  
 Hon. Cynthia J Bailey

**Side 1. STEVE WESTHOFF, et al., Plaintiff/Appellee**

(Litigant Group) STEVE WESTHOFF, et al.

- Steve Westhoff
- Kimberly Westhoff
- White Sands Water
- Raven's View LLC

**Attorneys for: Plaintiffs/Appellees Westhoff**

Michael R Glover, Esq. (AZ Bar No. 7397)

(Litigant Group) TONTO HILLS IMPROVEMENT ASSOCIATION

- Tonto Hills Improvement Association

**Co-Counsel for: Plaintiff/Appellee Association**

Quinten T Cupps, Esq. (AZ Bar No. 24680)

Augustus H Shaw, IV, Esq. (AZ Bar No. 21593)

**Side 2. RENT-SELL REAL ESTATE, LLC, Defendant/Appellant**

(Litigant Group) RENT-SELL REAL ESTATE, LLC

- Rent-Sell Real Estate LLC

**Attorneys for: Defendant/Appellant**

Amy D Sells, Esq. (AZ Bar No. 24157)

Lance R Broberg, Esq. (AZ Bar No. 24103)

Anthony Nordman, Esq. (AZ Bar No. 37294)

**CASE STATUS**

Feb 26, 2026....Under Advisement

PREDECESSOR CASE (S)	Cause/Charge/Class	Judgment/Sentence	Judge, Role <Comments>	Trial	Dispo
MAR CV2021-006695	Declaratory Relief		John R Hannah, Authoring Judge of Order		
MAR CV2023-011043					

**40 PROCEEDING ENTRIES**

1. 11-Mar-2025 FILED: Index of Record, Notice of Appeal from Maricopa County Superior Court filed 02/10/25
2. 11-Mar-2025 FILED: e-Record on Appeal (CV2021-006695):  
 Instruments/Minute Entries  
 Digital Exhibits: Hearing Date 4/29/24 - List and #59, 60, 61, 62, 63, 64, 65, 67, 68, 69, 70, 74, 76, 77, 78, 80, 83, 84, 86, 94, 99, 114; Hearing Date 3/6/25 - List and #1, 2, 3, 4
3. 11-Mar-2025 FILED: e-Record on Appeal: CV2023-011043  
 Instruments/Minute Entries  
 Exhibits: None
4. 11-Mar-2025 FILED: Appellate Clerk Notice re: Appellant's Fee/Case Management Statement/Brief Due
5. 19-Mar-2025 FILED: Notice of Payment of Filing Fee; Certificate of Service (Appellant)
6. 19-Mar-2025 FILED: Notice of Filing and Serving Transcripts; Reporter's Transcript - 05/11/2023 - (Jaime Caris); Reporter's Transcript - 04/29/2024 - (Jaime Caris); Reporter's Transcript - 04/29/2024 - (Jaime Caris); Reporter's Transcript - 05/01/2024 - (Jaime Caris); Reporter's Transcript - 05/02/2024 - (Jaime Caris); Reporter's Transcript - 08/19/2024 - (Jaime Caris); Certificate of Service of Appellant's Notice of Filing and Serving Transcripts (Appellant)
7. 25-Mar-2025 RECEIPT No.: 2025-00296 ; \$330.00, Authorization: #84010211975, Applied to: RENT-SELL REAL ESTATE, LLC - Class A Filing Fee (\$330.00) Paid for: Hymson Goldstein Pantiliat & Lohr PLLC - By nCourt LLC
8. 25-Mar-2025 FILED: Notice of Substitution of Appellate Counsel; Certificate of Service (Appellant)
9. 26-Mar-2025 ORDERED: Notice of Substitution of Appellate Counsel (Appellant) = GRANTED and substituting Amy D. Sells, Lance R. Broberg, and Anthony D. Nordman of Tiffany & Bosco, P.A. as counsel for appellant in place of John L. Lohr Jr. and James Wiese of Hymson Goldstein Pantiliat & Lohr, PLLC. Melina Brill ProTem Judge - Author
10. 31-Mar-2025 FILED: Case Management Statement (Appellant)

**Court of Appeals, Division One****Civil Appeal****1 CA-CV 25-0201****WESTHOFF, et al. v. RENT-SELL****40 PROCEEDING ENTRIES**

11.	14-Apr-2025	FILED: Appellate Clerk Notice re: Appellee Tonto Hills Improvement Association's Fee; Appellee Steve Westhoff, et al.'s ; Appellant's Brief Due
12.	14-Apr-2025	FILED: Settlement Conference Program Notice
13.	16-Apr-2025	FILED: Notice of Payment of Filing Fee; Certificate of Service (Appellee Association)
14.	17-Apr-2025	FILED: Notice of Payment of Filing Fee; Certificate of Service (Appellees Westhoff)
15.	21-Apr-2025	RECEIPT No.: 2025-00458 ; \$165.00, Authorization: 11013465328, Applied to: TONTO HILLS IMPROVEMENT ASSOCIATION - Class B Filing Fee (\$165.00) Paid for: Vial Fotheringham LLP - By nCourt LLC
16.	22-Apr-2025	RECEIPT No.: 2025-00466 ; \$165.00, Authorization: #12014174545, Applied to: STEVE WESTHOFF, et al. - Class B Filing Fee (\$165.00) Paid for: Glover & Associates PLLC - By nCourt LLC
17.	2-May-2025	FILED: Motion for Procedural Order (Request for Extension of Time to File Opening Brief); Certificate of Service (Appellant)
18.	5-May-2025	ORDERED: Motion for Procedural Order (Request for Extension of Time to File Opening Brief) (Appellant) = GRANTED. Due date EXTENDED from Monday, 05-12-2025 to Tuesday, 05-27-2025. If the brief is not timely filed, the court will dismiss this appeal. Melina Brill ProTem Judge - Author
19.	12-May-2025	FILED: Reporter's Transcript - 11/05/2021 - Oral Argument (Allison Lake) (Appellant)
20.	12-May-2025	FILED: Reporter's Transcript - 09/23/2022 - Oral Argument (Allison Lake) (Appellant)
21.	12-May-2025	FILED: Notice of Filing Transcripts; Certificate of Service (Appellant)
22.	27-May-2025	FILED: Opening Brief; Certificate of Compliance; Certificate of Service (Appellant)
23.	5-Jun-2025	FILED: Appellees' Motion for Procedural Order (Extending Time to File Answering Brief); Certificate of Service (Appellees Westhoff and Association)
24.	6-Jun-2025	ORDERED: Appellees' Motion for Procedural Order (Extending Time to File Answering Brief) (Appellees Westhoff and Association) = GRANTED. Due date EXTENDED from Monday, 07-07-2025 to Monday, 07-21-2025. The court will not grant any further extension absent new and unforeseen circumstances. If the brief is not timely filed, the court will submit this appeal for decision on the record and the opening brief. Melina Brill ProTem Judge - Author
25.	11-Jul-2025	FILED: Joint Motion for Procedural Order (Extension of Time to File Answering Brief); Certificate of Service (Appellee Association)
26.	14-Jul-2025	ORDERED: Joint Motion for Procedural Order (Extension of Time to File Answering Brief) (Appellee Association) = GRANTED. Due date EXTENDED from Monday, 07-21-2025 to Friday, 09-19-2025. If the brief is not timely filed, the court will submit this appeal for decision on the record and the opening brief. Melina Brill ProTem Judge - Author
27.	19-Sep-2025	FILED: Request for Oral Argument; Certificate of Service (Appellee Association)
28.	19-Sep-2025	FILED: Joint Answering Brief; Certificate of Compliance; Certificate of Service (Appellee)
29.	30-Sep-2025	FILED: Motion for Procedural Order (Extension of Time to File Reply Brief); Certificate of Service (Appellant)
30.	30-Sep-2025	ORDERED: Motion for Procedural Order (Extension of Time to File Reply Brief) (Appellant) = GRANTED. Due date EXTENDED from Thursday, 10-09-2025 to Monday, 11-10-2025. If the brief is not timely filed, the court will submit this appeal for decision on the record and the filed briefs. Melina Brill ProTem Judge - Author
31.	10-Nov-2025	FILED: Reply Brief; Certificate of Service (Certificate of Compliance); Certificate of Service (Appellant)
32.	11-Dec-2025	ORDERED: Request for Oral Argument (Appellee) = GRANTED. Hon Randall M Howe - Author
33.	26-Dec-2025	CLNDR: MONTHLY COURT CASE CALENDAR, Department D, 2-25-26, 10:15 am, COURTROOM 2.
34.	26-Dec-2025	FILED: Memorandum – to Clerk of Superior Court Re: any additional record not already transmitted due within 10 days
35.	5-Jan-2026	FILED: Supplemented Superior Court e-Record with Revised Index of Record
36.	28-Jan-2026	FILED: Notice of Oral Argument
37.	29-Jan-2026	FILED: Return Receipt for Notice of Oral Argument, signed by Amy D. Sells, on 01/29/2026 (Appellant)
38.	12-Feb-2026	FILED: Return Receipt for Notice of Oral Argument, signed by Michael R. Glover, on 02/12/2026 (Appellees Westhoff)
39.	26-Feb-2026	FILED: Sign-in Sheet/Case is Under Advisement as of 02/25/2026
40.	12-Mar-2026	FILED: Notice of Change of Firm Address; Certificate of Service (Appellant)