

Court of Appeals, Division One

Civil Appeal

1 CA-CV 25-0220 ROFF v. GRANT, et al./J AND J, et al.

Table with 2 columns: Appellate Case Information (Case Filed: 17-Mar-2025, Case Closed:), Dept/Composition (Department A, Hon. Samuel A Thumma, Hon. Andrew J Becke, Hon. Kent E Cattani)

Side 1. SUSAN I. ROFF, Plaintiff/Appellant (Litigant Group) SUSAN I. ROFF

• Susan I Roff PRO SE

Side 2. MANDY ANN GRANT; RONALD W. JACKSON AND ANGELA YVONNE SMITH; YUMA COUNTY TREASURER, Defendant/Appellee (Litigant Group) MANDY ANN GRANT

• Mandy Ann Grant PRO SE

(Litigant Group) RONALD W. JACKSON and ANGELA YVONNE SMITH

• Ronald W Jackson PRO SE

• Angela Smith PRO SE

(Litigant Group) YUMA COUNTY TREASURER

• Yuma County Treasurer Attorneys for: Defendant/Appellee Yuma William J Kerekes, Esq. (AZ Bar No. 7073)

Side 3. J AND J PROPERTY HOLDINGS, L.C., an Arizona limited liability company; NOMAR DEVELOPMENTS, INC., Intervenor/Appellee (Litigant Group) J AND J PROPERTY HOLDINGS, L.C., an Arizona limited liability company; NOMAR DEVELOPMENTS, INC.

• J and J Property Holdings LC Attorneys for: Intervenor/Appellees J&J/Nomar

• Nomar Developments Inc Barry C Becker, Esq. (AZ Bar No. 4169)

CASE STATUS

May 1, 2026.....Pending Closure

Table with 6 columns: PREDECESSOR CASE(S), Cause/Charge/Class, Judgment/Sentence, Judge, Role <Comments>, Trial, Dispo

Table with 2 columns: DESCENDENT CASE(S), ASC CV-26-0154-PR

OPEN DUE DATE

Petition for Review to ASC Due Due By: Monday, June 15, 2026 [1 extension]

Re: ORDERED: Appellant's Motion for Reconsideration of Memorandum Decision Filed 04.13.2026 (Appellant Pro Per) = DENIED. Hon Andrew J Becke - Author

CASE DECISION

Table with 2 columns: 13-Apr-2026 MEMORANDUM DECISION (Andrew Becke, Samuel Thumma, Kent Cattani), Filed: 13-Apr-2026, Mandate: Decision Disposition Affirmed

57 PROCEEDING ENTRIES

- 1. 17-Mar-2025 FILED: Index of Record, Notice of Appeal from Yuma County Superior Court filed 03/07/25
2. 17-Mar-2025 FILED: e-Record on Appeal: S1400CV202000569 Instruments/Minute Entries Exhibits: None
3. 17-Mar-2025 FILED: Courtesy Copy- Notice of Filing Appeal, filed on 03/12/2025 in Yuma County Superior Court

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4. 18-Mar-2025 FILED: e-Record on Appeal: S1400CV202000252  
Instruments/Minute Entries  
Exhibits: None
5. 18-Mar-2025 FILED: Appellate Clerk Notice re: Appellant's Fee/Case Management Statement/Brief Due
6. 28-Mar-2025 FILED: Amended Notice of Filing of Appeal filed in Yuma County Superior Court 3/24/25
7. 28-Mar-2025 ORDERED: Amending the caption and docket in this appeal by adding Yuma County Treasurer as an appellee. The caption shown on this order shall be used on all future documents filed in this appeal. Melina Brill ProTem Judge - Author
8. 1-Apr-2025 FILED: Notice of Payment of Filing Fee; Certificate of Service for Notice of Payment of Filing Fee (Appellant Pro Per)
9. 7-Apr-2025 RECEIPT No.: 2025-00353 ; \$330.00, Authorization: #97020962428, Applied to: SUSAN I. ROFF - Class A Filing Fee (\$330.00)  
Paid for: - By nCourt LLC
10. 7-Apr-2025 RECEIPT No.: 2025-00355 ; \$330.00, Authorization: #97020962428, Applied to: SUSAN I. ROFF - Class A Filing Fee (\$330.00)  
Paid for: SUSAN I. ROFF - By nCourt LLC (Memo: X-Ref 2025-00353)
11. 7-Apr-2025 VOID RECEIPT No.: 2025-00353 - \$-330.00, Authorization: #97020962428, - Applied to: SUSAN I. ROFF - Class A Filing Fee (\$-330.00)  
Paid for: - By: nCourt LLC VOID Reason: X-Ref:2025-00355. no paid by included. alr.
12. 7-Apr-2025 FILED: Case Management Statement; Order Re: Attorney Fees and Costs, and Motion for New Trial Pursuant to Rule 59 (Courtesy Copy); Order of Recusal (Courtesy Copy); Order (Nunc Pro Tunc) (Courtesy Copy) (Appellant Pro Per)
13. 7-Apr-2025 FILED: Order (Re: Nunc Pro Tunc Ruling) (Courtesy Copy); Certificate of Service (Duplicate); Order (Request for Reconsideration) (Courtesy Copy); Under Advisement Judgment (Courtesy Copy) (Appellant Pro Per)
14. 7-Apr-2025 FILED: Order (Under Advisement) and Order (Consolidating Cases) (Courtesy Copy); Certificate of Service (Duplicate); Order Re: Motions for Summary Judgment (Courtesy Copy); Order Dismissing Action (Courtesy Copy) (Appellant Pro Per)
15. 16-Apr-2025 ORDERED: Directing the Clerk of the Court to add the Yuma County Treasurer to the distribution list and to distribute the 03/28/2025 Order Adding Appellee/Amending Caption to the Yuma County Treasurer. Melina Brill ProTem Judge - Author
16. 23-Apr-2025 FILED: Appellate Clerk Notice re: Appellee Mandy Ann Grant's Fee Due; Appellees Ronald W. Jackson and Angela Yvonne Smith Fee Due; Appellees J and J Property Holdings, L.C. and Nomar Developments, INC. Fee Due; No Fee due for Appellee Yuma County Treasurer; Appellant's Brief Due
17. 23-Apr-2025 FILED: Settlement Conference Program Notice
18. 2-May-2025 RECEIPT No.: 2025-00523 ; \$165.00, Check Number: #21538, Applied to: J AND J PROPERTY HOLDINGS, L.C., an Arizona limite - Class B Filing Fee (\$165.00) Paid for: Barry Becker PC - By Barry Becker PC Operating Account
19. 18-May-2025 FILED: Motion for Procedural Order to Modify Deadline for Filing Opening Brief; Certificate of Service (Appellant Pro Per)
20. 19-May-2025 ORDERED: Motion for Procedural Order to Modify Deadline for Filing Opening Brief (Appellant Pro Per) = GRANTED. Due date EXTENDED from Monday, 05-19-2025 to Wednesday, 06-18-2025. If the brief is not timely filed, the court will dismiss this appeal. Melina Brill ProTem Judge - Author
21. 18-Jun-2025 FILED: Second Motion for Procedural Order to Modify Deadline for Filing Opening Brief; Second Motion for Procedural Order to Modify Deadline for Filing Opening Brief (Duplicate) (Appellant Pro Per)
22. 20-Jun-2025 ORDERED: Second Motion for Procedural Order to Modify Deadline for Filing Opening Brief (Appellant Pro Per) = GRANTED. Due date EXTENDED from Wednesday, 06-18-2025 to Friday, 07-18-2025. If the brief is not timely filed, the court will dismiss this appeal. Steven C Lawrence ProTem Judge - Author
23. 25-Jul-2025 FILED: Petitioner's Motion to Extend Time for Filing Opening Brief - Motion for Procedural Order; Certificate of Service (Appellant Pro Per)
24. 25-Jul-2025 ORDERED: Petitioner's Motion to Extend Time for Filing Opening Brief - Motion for Procedural Order (Appellant Pro Per) = GRANTED. Due date EXTENDED from Friday, 07-18-2025 to Monday, 08-18-2025. If the brief is not timely filed, the court will dismiss this appeal. Melina Brill ProTem Judge - Author
25. 19-Aug-2025 FILED: Appellant's Opening Brief; Certificate of Compliance; Certificate of Service (Appellant Pro Per)  
[Substituted with (Amended) Opening Brief filed 09/03/2025, per order filed 09/12/2025]
26. 21-Aug-2025 FILED: Petitioner's Motion to Extend Time for Filing Opening Brief - Motion for Procedural Order; Certificate of Service (Appellant Pro Per)
27. 21-Aug-2025 ORDERED: Vacating the 09/29/2025 due date for the answering briefs. The order ruling on the pending motion will address the briefing schedule. Melina Brill ProTem Judge - Author
28. 3-Sep-2025 FILED: (Amended) Appellant's Opening Brief; Certificate of Compliance; Certificate of Service (Appellant)  
[Accepted in place of Brief filed on 08/19/2025 per order filed 09/12/2025]

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29.	12-Sep-2025	ORDERED: Petitioner's Motion to Extend Time for Filing Opening Brief - Motion for Procedural Order (Appellant Pro Per) = GRANTED and accepting the amended opening brief filed on 09/03/2025, in place of the brief filed on 08/19/2025. FURTHER ORDERED: Answering briefs are due by 10/14/2025. If the briefs are not timely filed, this court will submit this appeal for decision on the record and the filed briefs. Melina Brill ProTem Judge - Author
30.	13-Oct-2025	FILED: Motion for Extension of Time to File Intervenor's/Appellees' Answering Brief (First Request); Certificate of Service (Intervenor/Appellees)
31.	14-Oct-2025	ORDERED: Motion for Extension of Time to File Intervenor's/Appellees' Answering Brief (First Request) (Intervenor/Appellees) = GRANTED. Due date EXTENDED from Tuesday, 10-14-2025 to Thursday, 11-13-2025 for all answering briefs. If the briefs are not timely filed, the court will submit this appeal for decision on the record and the filed briefs. The parties are encouraged to submit future extension motions at least 5 business days before the brief deadline. Steven C Lawrence ProTem Judge - Author
32.	14-Oct-2025	FILED: Defendant/Appellee Yuma County Treasurer's Answering Brief; Certificate of Compliance; Certificate of Service (Appellee Yuma)
33.	4-Nov-2025	FILED: Appellant/Plaintiff Susan I. Roff's Reply Brief To Defaulted Defendant/Appellee Yuma County Treasurer's Answering Brief; Certificate of Compliance; Certificate of Service (Appellant)
34.	12-Nov-2025	FILED: Appellee's Answering Brief; Certificate of Compliance; Certificate of Service (Appellee J and J)
35.	13-Nov-2025	FILED: Notice of Errata; Certificate of Service (Intervenor)
36.	13-Nov-2025	FILED: Notice of Errata; Certificate of Service (Appellee J and J)
37.	3-Dec-2025	FILED: Appellant's Reply Brief to Intervenor's Answering Brief; Certificate of Service; Certificate of Service (Duplicate) (Appellant Pro Per)
38.	4-Dec-2025	ORDERED: That appellant must file signed certificates of compliance and service by 12/15/2025. If the certificates are not timely filed, the court may impose sanctions, including striking the reply brief. Melina Brill ProTem Judge - Author
39.	8-Dec-2025	FILED: Appellant's Notice of Filing 12/3/2025 Certificate for Compliance; Certificate of Service (Appellant Pro Per)
40.	8-Dec-2025	FILED: Appellant's Notice of Filing 12/3/2025 Certificate of Service; Certificate of Service (Appellant Pro Per)
41.	11-Dec-2025	FILED: Returned US Mail, Order Re: Certificates of Compliance and Service dated 12/04/2025, addressed to Angela Smith, unable to forward, (Not Resent)
42.	11-Dec-2025	FILED: Returned US Mail, Order Re: Certificates of Compliance and Service dated 12/04/2025, addressed to Ronald W Jackson, unable to forward, (Not Resent)
43.	17-Dec-2025	FILED: Request for Oral Argument; Certificate of Service (Appellant Pro Per)
44.	7-Jan-2026	ORDERED: Request for Oral Argument (Appellant Pro Per) = DENIED. Hon Randall M Howe - Author
45.	23-Jan-2026	FILED: Memorandum – to Clerk of Superior Court Re: any additional record not already transmitted due within 10 days
46.	26-Jan-2026	CLNDR: CONFERENCE, Department A, 3-17-26, COURTROOM 2.
47.	29-Jan-2026	FILED: Returned US Mail, Order Denying Request for Oral Argument, addressed to Angela Smith dated 01/07/2026, Unable to forward, (Not Resent)
48.	29-Jan-2026	FILED: Returned US Mail, Order Denying Request for Oral Argument, addressed to Ronald W Jackson dated 01/07/2026, Unable to forward, (Not Resent)
49.	29-Jan-2026	FILED: Supplemented Superior Court e-Record with Revised Index of Record (S1400CV202000252)
50.	13-Apr-2026	MEMORANDUM DECISION (Affirmed) Hon Andrew J Becke - Author; Hon Samuel A Thumma - Concur; Hon Kent E Cattani - Concur
51.	13-Apr-2026	FILED: Decision Distribution Notification
52.	28-Apr-2026	FILED: Appellant's Motion for Reconsideration of Memorandum Decision Filed 04.13.2026; Certificate of Compliance; Certificate of Service of Appellant/Plaintiff Susan I. Roff's Motion for Reconsideration (Appellant Pro Per)
53.	29-Apr-2026	FILED: Returned US Mail, Decision Distribution Notification dated 04/13/2026, addressed to Angela Smith, Not deliverable as addressed unable to forward (Not Resent)
54.	1-May-2026	ORDERED: Appellant's Motion for Reconsideration of Memorandum Decision Filed 04.13.2026 (Appellant Pro Per) = DENIED. Hon Andrew J Becke - Author
55.	5-May-2026	FILED: Returned US Mail, Decision Distribution Notification dated 04/13/2026, addressed to Ronald W. Jackson, Not deliverable as addressed unable to forward (Not Resent)
56.	15-May-2026	FILED: ASC Order, 5/15/26, extending the time to file a Petition for Review to 6/15/26

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57. 20-May-2026 FILED: Returned US Mail, Order Denying Motion for Reconsideration dated 05/20/2026, addressed to Angela Smith, No Longer at Address Unable to Forward (Not Resent)