

Court of Appeals, Division One

Civil Appeal

1 CA-CV 25-0728

COCONUT PROPERTIES v. FRIESS

Appellate Case Information

Case Filed: 17-Sep-2025

Case Closed:

Dept/Composition

Department A

Hon. Cynthia J Bailey
Hon. Angela K Paton
Hon. Michael J Brown

Side 1. COCONUT PROPERTIES, LLC, Plaintiff/Appellee

(Litigant Group) COCONUT PROPERTIES

- Coconut Properties LLC

Attorney for: Plaintiff/Appellee

Douglas N Nelson, Esq. (AZ Bar No. 16678)

Trevor J Fish, Esq. (AZ Bar No. 23206)

Side 2. JULIE D. FRIESS, Defendant/Appellant

(Litigant Group) JULIE D. FRIESS

- Julie D Friess

PRO SE

CASE STATUS

May 26, 2026...Assigned

Mar 6, 2026.....Reinstated Case

Table with 6 columns: PREDECESSOR CASE(S), Cause/Charge/Class, Judgment/Sentence, Judge, Role <Comments>, Trial, Dispo. Row 1: YAV, S1300CV202580311, John David Napper, Authoring Judge of Order.

OPEN DUE DATE

Response to Motion Due

Due By:

Thursday, May 28, 2026

Re: FILED: Appellant's Clarification and Request to Defer Consideration Pending Transmission of Certified Transcript and Official Digital Recording; Certificate of Service (Appellant Pro Per)

CALENDAR

Tuesday MONTHLY COURT CASE CALENDAR

Mixed

30-Jun-2026 Department A; COURTROOM 2

PENDING MATTER

General Motion

Filed: 13-May-2026

Appellant's Clarification and Request to Defer Consideration Pending Transmission of Certified Transcript and Official Digital Recording (Appellant Pro Per)

CASE DECISION

04-Feb-2026 ORDER

\*\*\*Vacated\*\*\*

[Vacated per order filed 03/06/2026]

ORDERED: Appellant's Motion to Accept Late-Filed Opening Brief (Appellant Pro Per) = STRIKING the opening brief and the motion to accept the late-filed brief. FURTHER ORDERED: Dismissing this appeal.

Filed: 04-Feb-2026

Mandate:

Decision Disposition

Dismissed

Melina Brill.....Author

29 PROCEEDING ENTRIES

- 1. 17-Sep-2025 FILED: Courtesy Copy - Intial Notice re: Appeal
2. 17-Sep-2025 FILED: Courtesy Copy - Judgment
3. 17-Sep-2025 FILED: Appellate Application for Deferral or Waiver of Court Fees and Consent to Entry of Judgment (Appellant Pro Per)
4. 17-Sep-2025 FILED: Emergency Motion to Stay Writ of Restitution and Judgment Pending Appeal (Appellant Pro Per)
5. 17-Sep-2025 ORDERED: Emergency Motion to Stay Writ of Restitution and Judgment Pending Appeal (Appellant Pro Per) = DENIED without prejudice to consideration of a new motion to stay if the superior court denies, or has denied, a stay request. Melina Brill ProTem Judge - Author

**Court of Appeals, Division One**

**Civil Appeal**

**1 CA-CV 25-0728**

**COCONUT PROPERTIES v. FRIESS**

**29 PROCEEDING ENTRIES**

6. 18-Sep-2025 ORDERED: Appellate Application for Deferral or Waiver of Court Fees and Consent to Entry of Judgment (Appellant Pro Per) = DEFERRAL GRANTED. No payments will be due until further notice. Melina Brill ProTem Judge
7. 17-Oct-2025 FILED: e-Record on Appeal:  
Instruments/Minute Entries: Combined  
Exhibits: None  
  
Digital Exhibits: Hearing Date: 09/11/2025 - LIST - Plaintiff's Exhibits 3, 4, 5
8. 17-Oct-2025 FILED: Index of Record, Notice of Appeal filed in Yavapai County Superior Court on 09/11/2025
9. 17-Oct-2025 FILED: Appellate Clerk Notice re: Appellant's Fee Deferred/Case Management Statement/Brief Due
10. 17-Oct-2025 FILED: Supplemented Superior Court e-Record with Revised Index of Record
11. 20-Oct-2025 FILED: Notice of Appearance and Payment of Appellee's Filing Fee; Certificate of Service of Notice of Appearance and Payment of Appellee's Filing Fee (Appellee)
12. 23-Oct-2025 RECEIPT No.: 2025-01171 ; \$165.00, Authorization: #96008454757, Applied to: COCONUT PROPERTIES - Class B Filing Fee (\$165.00) Paid for: Evans Dove Nelson Fish & Grier PLC - By nCourt LLC
13. 23-Oct-2025 FILED: Settlement Conference Program Notice
14. 25-Nov-2025 ORDERED: The case management statement must be filed by 12/09/2025. The opening brief remains due by 12/16/2025. If the statement and brief are not timely filed, the court will dismiss this appeal. Melina Brill ProTem Judge - Author
15. 18-Dec-2025 FILED: Appellant's Opening Brief; Certificate of Compliance; Certificate of Service (Appellant Pro Per)
16. 18-Dec-2025 FILED: Appellant's Motion to Accept Late-Filed Opening Brief; Certificate of Compliance (Appellant Pro Per)
17. 22-Dec-2025 ORDERED: Appellant must file a signed certificate of service by 01/05/2026. If the certificate of service is not timely filed, the court may impose sanctions, including striking the opening brief and the motion. FURTHER ORDERED: If a signed certificate of service is timely filed, the court will rule on the motion to accept the late brief following expiration of the time for a response and reply. In addition, the case management statement was due by 12/09/2025, and has not been filed. FURTHER ORDERED: Appellant must file the case management statement by 01/05/2026. Melina Brill ProTem Judge - Author
18. 9-Jan-2026 ORDERED: Directing appellant to file a written explanation about her failure to comply with the court's order by 01/20/2026. If appellant fails to file a written explanation, the court will dismiss this appeal. Melina Brill ProTem Judge - Author
19. 4-Feb-2026 ORDERED: Appellant's Motion to Accept Late-Filed Opening Brief (Appellant Pro Per) = STRIKING the opening brief and the motion to accept the late-filed brief. FURTHER ORDERED: Dismissing this appeal. Melina Brill ProTem Judge - Author  
  
[Vacated per order filed 03/06/2026]
20. 7-Feb-2026 FILED: Motion to Reinstate Appeal and for Leave to Cure Procedural Defects; Certificate of Service; Untitled (Email Correspondence); Certificate of Service September 18, 2025 (Appellant Pro Per)
21. 10-Feb-2026 ORDERED: Any response to the motion is due by 02/23/2026. FURTHER ORDERED: Appellant may file a reply in accordance with ARCAP 6(a)(2). The court will rule on the motion following expiration of the time for a response and reply. Melina Brill ProTem Judge - Author
22. 23-Feb-2026 FILED: Response In Opposition To Appellant's Motion To Reinstate Appeal; Certificate of Service of Response In Opposition To Appellant's Motion To Reinstate Appeal (Appellee)
23. 6-Mar-2026 ORDERED: Motion to Reinstate Appeal and for Leave to Cure Procedural Defects; Certificate of Service; Untitled (Email Correspondence); Certificate of Service September 18, 2025 (Appellant Pro Per) = GRANTED and reinstating this appeal. FURTHER ORDERED: Vacating the 02/04/2026 Order Striking Brief and Motion and Dismissing Appeal. FURTHER ORDERED: Accepting the opening brief filed on 12/18/2025. FURTHER ORDERED: The answering brief is due by 04/20/2026. If the brief is not timely filed, the court will submit this appeal for decision on the record and opening brief. FURTHER ORDERED: Denying appellee's request for attorney fees and costs without prejudice to appellee requesting fees and costs in the answering brief. Hon Randall M Howe - Author
24. 18-Apr-2026 FILED: Motion to Supplement the Record; Certificate of Service (Appellant Pro Per)
25. 20-Apr-2026 FILED: Answering Brief of Plaintiff/Appellee Coconut Properties, LLC; Appellee's Certificate of Compliance; Certificate of Service of Appellee's Answering Brief (Appellee)
26. 24-Apr-2026 FILED: Appellants Reply Brief; Certificate of Compliance; Certificate of Service (Appellant Pro Per)
27. 6-May-2026 ORDERED: Motion to Supplement the Record (Appellant Pro Per) = DENIED. Melina Brill ProTem Judge - Author
28. 13-May-2026 FILED: Appellant's Clarification and Request to Defer Consideration Pending Transmission of Certified Transcript and Official Digital Recording; Certificate of Service (Appellant Pro Per)
29. 26-May-2026 CLNDR: CONFERENCE, Department A, 6-30-26, COURTROOM 2.

