1 Nancy Knight 1803 E. Lipan Cir. 2 Fort Mohave, AZ 86426 3 Telephone: (951) 837-1617 nancyknight@frontier.com 4 5 Plaintiff Pro Per 6 7 8 NANCY KNIGHT. 9 Plaintiff, 10 and 11 GLEN LUDWIG and PEARL LUDWIG, 12 Trustees of THE LUDWIG FAMILY TRUST: 13 FAIRWAY CONSTRUCTORS, INC.; MEHDI AZARMI; JAMES B. ROBERTS and) 14 DONNA M. ROBERTS, husband and wife; JOHN DOES 1-10; JANE DOES 1-10; ABC 15 CORPORATIONS 1-10; and XYZ 16 PARTNERSHIPS 1-10.

Defendants.

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Christina Sourlock SupCrtClerk

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE

Case No.: CV 2018 04003

ACTION FOR DECLARATORY JUDGMENT ON GROUNDS FOR PLAINTIFF SUING

> Hon. Judge Nielson Visiting Judge

INDISPENSABLE PARTIES

COMES NOW Plaintiff Pro Per, NANCY KNIGHT, respectfully requests a Declaratory Judgment, pursuant to Rule 57, to end the controversy over the Court's imposition on the Plaintiff to sue the owners of over 200 Assessor Parcel Numbers whereby the Plaintiff claims she has no grounds to do so. Plaintiff seeks a Declaratory Judgment on the Grounds for suing Rule 19 Parties as imposed in the Court's Order and Notice to Property Owners that was signed on September 13, 2023.

MEMORANDUM OF POINTS AND AUTHORITIES



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- 1. On September 9, 2023, in anticipation of the Court providing the Plaintiff with a Notice to Property Owners for mailing a Service Packet to Rule 19 Parties as owners of Assessor Parcel Numbers in Desert Lakes Subdivision Tracts 4163, 4076-B and 4076-D, Plaintiff emailed a copy of the required Excel Spreadsheet to the Clerk of Mohave County Superior Court and to the Defense Counsel.
- 2. On September 13, 2023 Plaintiff received the Court's Order and the Court's Notice to Property Owners. The Court's Order contained the procedures and time constraint for mailing the Service Packet of documents. The Notice to Property Owners provided the Rule 19 parties with their instructions to follow as this case proceeded to Trial.
- 3. On September 21, 2023, a letter was mailed from the Commission on Judicial Conduct regarding Plaintiff's Complaint that was filed as Case No. 23-373. Plaintiff had not yet received the letter and subsequently sent a second Complaint that was mailed to the Commission on October 2, 2023.
- 4. Contrary to this Court's September 13, 2023 Notice to Property Owners,
 Plaintiff believes the Notice to Property Owners should be limited to making the Rule 19
 parties informed that they are not being sued by the Plaintiff and that they are being
 brought into this case as indispensable and necessary parties based upon their interest in
 real property subject to the Declarations of Covenants, Conditions and Restrictions for
 Desert Lakes Golf Course & Estates Tracts 4163, 4076-B and/or 4076-D so that they can
 decide what action to take regarding the pending trial by jury on an abandonment claim
 made by the Defendants in this case.

- 5. Plaintiff believes that neither a Waiver of Service of Summons nor a Summons nor an Acceptance of Service of Summons to be delivered as a part of the Service Packet are appropriate when the majority of Rule 19 Parties are not being sued by the Plaintiff in this case because Plaintiff is unaware of having any grounds for so doing and that seven of the Rule 19 Parties are already being sued for Breach of Contract in CV 2022 00177.
- 6. This Court is aware that denial of Leave to Amend the Complaint for four of the seven above Rule 19 Parties are among the Breach of Contract Defendants filed in Mohave County in 2021 that had a change of venue to Yavapai County in 2022.
- 7. Plaintiff pleads for the Court to end the controversy by providing the Plaintiff with real evidence of the Grounds upon which the Court is making the Claim that the Plaintiff is suing each and every property owner among over 200 Assessor Parcels Numbers with specific violations of the Declaration of CC&Rs and that the Court can provide additional grounds for the seven property owners who are already being sued in CV 2022 00177 for setback violations and where two of the seven property owners are already being sued for wrought iron panel fence violations.

RESPECTFULLY SUBMITTED this day of November 21, 2023.

Nancy Knight Y Plaintiff Pro Per

Copy emailed on this day to: djolaw10@gmail.com Attorney for the Defendants

kalerma@courts.az.gov Judicial Assistant to the Court