

**IN THE SUPREME COURT OF NEVADA**

SATICOY BAY LLC SERIES 6387  
HAMILTON GROVE, A NEVADA  
LIMITED LIABILITY COMPANY

Appellant,

v.

SUNRISE RIDGE MASTER  
HOMEOWNERS ASSOCAITION, A  
NEVADA NON-PROFIT  
CORPORATION; AND NEVADA  
ASSOCIATION SERVICES, INC., A  
NEVADA CORPORATION,

Respondents.

SUPREME COURT CASE NO. 83669

DISTRICT COURT CASE NO.  
A790247

Electronically Filed  
Oct 27 2021 11:27 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

**NOTICE OF CORRECTIVE  
FILING—CASE APPEAL  
STATEMENT**

PLEASE TAKE NOTICE that on October 25<sup>th</sup>, 2021, Appellant Saticoy Bay Series 6387 Hamilton Grove filed a corrected Case Appeal Statement in the Eighth Judicial District Court of the State of Nevada. A true and correct copy is attached hereto as Exhibit 1.

Dated this 27th day of October, 2021.

ROGER P. CROTEAU & ASSOCIATES, LTD.

/s/ Roger P. Croteau, Esq.

Roger P. Croteau, Esq.

Nevada Bar No. 4958

2810 West Charleston Blvd., Suite 75

Las Vegas, Nevada 89102

Attorney for Appellant

## **CERTIFICATE OF SERVICE**

In accordance with NRAP 25, I hereby certify that on October 27th, 2021,  
I caused a copy of the **NOTICE OF FILING TRANSCRIPT REQUEST** to be  
filed and served electronically via the Court's E-Flex System to the following:

J. William Ebert, Esq.  
Jonathan K Wong, Esq.  
Lipson Neilson P.C.  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
*Attorneys for Defendants/Respondents*  
**SUNRISE RIDGE MASTER HOMEOWNERS  
ASSOCIATION**

Brandon E. Wood, Esq.  
6625 S. Valley View Blvd, Suite 300  
Las Vegas, NV 89118  
*Attorneys for Defendants/Respondents*  
**NEVADA ASSOCIATION SERVICES**

/s/ Joe Koehle

An Employee of ROGER P. CROTEAU &  
ASSOCIATES

EXHIBIT 1

EXHIBIT 1

**ASTA**  
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Attorneys for Plaintiff Saticoy Bay, LLC Series  
6387 Hamilton Grove

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

SATICOY BAY, LLC, SERIES 6387  
HAMILTON GROVE, a Nevada limited  
liability company,

Plaintiff,

vs.

SUNRISE RIDGE MASTER ASSOCIATION,  
a Nevada non-profit corporation; and  
NEVADA ASSOCIATION SERVICES, INC.,  
a Nevada Corporation,

Defendants.

Case No. A-19-790247-C

Dept No. 17

**CASE APPEAL STATEMENT**

Defendant Saticoy Bay LLC Series 6387 Hamilton Grove, by and through its attorneys, Roger  
P. Croteau & Associates, Ltd., submits its Case Appeal Statement.

**1. Name of appellant filing this case appeal statement:**

Defendant Saticoy Bay LLC Series 6387 Hamilton Grove

**2. Identify the judge issuing the decision, judgment, or order appealed from:**

The Honorable Jacqueline M. Bluth

3. **Set forth the name, law firm, address, and telephone number of all counsel on appeal and identify the party or parties whom they represent:**

Saticoy Bay LLC Series 6387 Hamilton Grove, a Nevada Series Limited Liability Company (“Saticoy”)

Roger P. Croteau, Esq.  
Roger P. Croteau & Associates, Ltd.  
2810 West Charleston Blvd., #75  
Las Vegas, Nevada 89102  
(702) 254-7775

4. **Identify each respondent and the name and address of appellate counsel, if known, for each respondent (if the name of a respondent’s counsel is unknown, indicate as much and provide the name and address of that respondent’s trial counsel):**

Sunrise Ridge Master Homeowners Association, a Nevada non-profit corporation (“Sunrise”)

J. William Ebert, Esq.  
Lipson Neilson P.C.  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500

Respondent’s appellate counsel is unknown at this time but will presumably be Respondent’s current counsel.

Nevada Association Services, Inc (“NAS”)

Brandon E. Wood, Esq.  
6625 S. Valley View Blvd., Suite 300  
Las Vegas, Nevada 89118  
(702) 804-8885

Respondent’s appellate counsel is unknown at this time but will presumably be Respondent’s current counsel.

5. **Indicate whether any attorney identified above in response to question 3 or 4 is not licensed to practice law in Nevada and, if so, whether the district court granted that**

1 attorney permission to appear under SCR 42 (attach a copy of any district court order  
2 granting such permission):

3 N/A

4  
5 6. **Indicate whether appellant was represented by appointed or retained counsel in the**  
6 **district court:**

7 Retained counsel.

8 7. **Indicate whether appellant is represented by appointed or retained counsel on appeal:**

9 Retained counsel.

10 8. **Indicate whether appellant was granted leave to proceed in forma pauperis, and the**  
11 **date of entry of the district court order granting such leave:**

12 N/A

13  
14 9. **Indicate the date the proceedings commenced in the district court, e.g., date complaint,**  
15 **indictment, information, or petition was filed:**

16 The original Complaint in this matter was filed on February 28, 2019, in the Eighth  
17 Judicial District Court of the State of Nevada in and for Clark County, Nevada, Case No. A-  
18 19-790247-C.

19  
20 10. **Provide a brief description of the nature of the action and result in the district court,**  
21 **including the type of judgment or order being appealed and the relief granted by the**  
22 **district court:**

23 The instant action relates to Saticoy's claim for damages against Sunrise and NAS  
24 stemming from an allegation of fraudulent or, alternatively, negligent misrepresentation on  
25 the part of the Sunrise and NAS in failing to disclose to Saticoy, upon request, whether or not  
26 a superpriority payment had been made or tendered to Sunrise, prior to NAS conducting a  
27 non-judicial foreclosure sale of the real property identified as 6387 Hamilton Grove Avenue,  
28

Las Vegas, Nevada 89122 (APN 161-15-711-008). Saticoy's claims also allege statutory violations on the part of Sunrise and NAS under NRS 116.113 and NRS 113.

After briefing by the Parties, the District Court granted Defendant Sunrise Ridge Master Homeowners' Association's Motion to Dismiss or Alternatively, Motion for Summary Judgment ("Motion") and NAS' Joinder thereto on September 6, 2021. The Notice of Entry of Order Granting the Motion was filed and served on September 16, 2021.

11. **Indicate whether the case has previously been the subject of an appeal or an original writ proceeding in the Supreme Court and, if so, the caption and Supreme Court docket number of the prior proceeding:**

N/A.

12. **Indicate whether this appeal involves child custody or visitation:**

N/A

13. **If this is a civil case, indicate whether this appeal involves the possibility of settlement:**

Appellant believes that the possibility of settlement exists.

Dated This October 25, 2021.

ROGER P. CROTEAU & ASSOCIATES, LTD.

/s/Roger P. Croteau

Roger P. Croteau, Esq.

Nevada Bar No. 4958

2810 W. Charleston Blvd., Suite 75

Las Vegas, Nevada 89102

Attorney for Plaintiff Saticoy Bay LLC Series  
6387 Hamilton Grove

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**CERTIFICATE OF SERVICE**

I hereby certify that on October 25, 2021, I served the foregoing document on all persons and parties in the E-Service Master List in the Eighth Judicial District Court E-Filing System, by electronic service in accordance with the mandatory electronic service requirements of Administrative Order 14-1 and the Nevada Electronic Filing and Conversion Rules.

/s/ Joe Koehle

An employee of  
ROGER P. CROTEAU & ASSOCIATES, LTD.