

**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**

ROGER P. CROTEAU & ASSOCIATES, LTD.  
• 2810 West Charleston Blvd, Suite 75 • Las Vegas, Nevada 89102 •  
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**ASTA**  
ROGER P. CROTEAU, ESQ.  
Nevada Bar No. 4958  
ROGER P. CROTEAU & ASSOCIATES, LTD.  
2810 W. Charleston Blvd., Ste. 75  
Las Vegas, Nevada 89102  
(702) 254-7775  
(702) 228-7719 (facsimile)  
croteaulaw@croteaulaw.com  
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

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

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

5 Roger P. Croteau, Esq.  
6 Roger P. Croteau & Associates, Ltd.  
7 2810 West Charleston Blvd., #75  
8 Las Vegas, Nevada 89102  
9 (702) 254-7775

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

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

15 J. William Ebert, Esq.  
16 Lipson Neilson P.C.  
17 9900 Covington Cross Drive, Suite 120  
18 Las Vegas, Nevada 89144  
19 (702) 382-1500

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

22 Nevada Association Services, Inc (“NAS”)

23 Brandon E. Wood, Esq.  
24 6625 S. Valley View Blvd., Suite 300  
25 Las Vegas, Nevada 89118  
26 (702) 804-8885

27 Respondent’s appellate counsel is unknown at this time but will presumably be  
28 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  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

N/A

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

Retained counsel.

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

Retained counsel.

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

N/A

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

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

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

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



ROGER P. CROTEAU & ASSOCIATES, LTD.  
• 2810 West Charleston Blvd, Suite 75 • Las Vegas, Nevada 89102 •  
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**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.