

# PRELIMINARY FINDINGS OF ACTIVITIES IMPACTING ARIZONA'S ELECTION INTEGRITY, WITH SPECIFIC FOCUS ON 2020 and 2022 GENERAL ELECTIONS



## **SUPPLEMENTAL DOCUMENTS**

Presented by:  
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Good afternoon Madam Chair and the other members of this committee,

My name is Jacqueline Breger. First off, let me tell you a little about myself - I have a Master's Degree in Marketing and Honors Degrees in Financial Accounting, Business Statistics, Economics and Business Strategy. I have been a resident of Scottsdale, Arizona since September 1997. I own the Fine-Breger Insurance Agency, an insurance agency representing Farmer's Insurance. Also, since 2019, I have been the principal investigator for Harris/Thaler Law Corporation for an investigation concerning multi-state racketeering and corruption. John Harris Thaler is the Senior Attorney in charge of investigations. Mr. Thaler has been practicing law for 32 years. His firm specializes in investigating racketeering and corruption for public and private agencies. The firm has participated in some of the largest investigations of racketeering and public corruption in the U.S and cross-border.

With respect to the current matter at hand:

In 2006, the U.S. Attorney's Offices in Illinois, Indiana and Iowa investigated the laundering of drug cartel monies through a complex series of single-family home purchases in those states. By 2009, numerous real estate agents, escrow companies and title insurers had been indicted, charged and convicted of racketeering. In 2014, our office was asked to review the case files and to determine whether monies from the sales of the properties had filtered to property purchases in Arizona, specifically in Maricopa and Pima County. We concluded that several real estate agents convicted in Iowa had set up a laundering system in Arizona and thereafter had transferred the proceeds of sales to Panamanian Corporations.

In 2018, Mr. Thaler discovered, incidental to another matter, a series of trust deeds evidencing that cash laundering through single family residences in Arizona was pervasive and ongoing. With that, a new investigation began with the focus being on money laundering and related racketeering activities in Maricopa County and several other Arizona counties. The Harris/Thaler office currently represents several parties directly damaged by the racketeering activities.

The investigation originally focused on fake notarizations, fake deeds of trust, fraudulent buyers and/or sellers of real property transactions as well as the other companies used in real estate transactions, such as

real estate brokers, mortgage companies, title and escrow companies, Real Estate Inspection companies, service companies and so on...

Over 120,000 pages of documents have been reviewed to date. And with that review has come evidence of **multiple** Racketeering Enterprises. They include: narcotics sales, money laundering, tax evasion, payroll theft, bankruptcy fraud, life insurance fraud, auto insurance fraud, bribing of elected and appointed public officials, creating or modifying public records, falsifying professional licenses and related credentials, swatting individuals who pose a threat to these enterprises, and last but not least.... election fraud.

A brief summary of each of these schemes can be found on pages 2 – 10 in your packets.

I am going to share with you that which we have uncovered, how we uncovered it and the conclusions drawn therefrom. I will also share with you how the racketeering enterprises are inextricably intertwined with election fraud. It is important to note that our office has been limited in resources and authority, such as subpoena power. As a result, the conclusions we have reached to date may be just the tip of the iceberg. If requested, our office stands ready to work with the relevant enforcement agencies.

Our preliminary findings were first reported to Governor Doug Ducey in May 2022. Furthermore, Thaler has met with attorneys general in five states, with FBI agents, with the Internal Revenue Service, with the U.S. Bankruptcy Trustee and with several U.S. Attorney's Offices. Currently, there are active and ongoing investigations in federal and state jurisdictions. Both California and New Mexico have already taken corrective action as a result of the Preliminary Report's findings.

The final report, which will include the election fraud, will be completed shortly and published as a book. This book, entitled "*Report to the Governor*" will contain approximately 300 pages of narrative and approximately 3,000 pages of evidentiary documents. Excerpts from the book and additional evidence supporting our findings will be available to you and to the public after this hearing on "REPORTTOTHE GOVERNOR.COM."

The report currently contains 47 separate findings. These are in your packets on page 11-14 Findings relevant to this committee are the following:

1. As I mentioned, beginning in Illinois, Indiana and Iowa in the early 1980's, cash earned or otherwise collected in the sale of illegal narcotics and from human trafficking activities conducted by the Sinaloan Cartel have been laundered through the purchase of single-family residences.
2. Laundering of cartel monies in Arizona through purchases/sales of single-family residences began in or about 1994 and focused on new construction in San Tan Valley, Litchfield Park, Goodyear and Avondale.
3. Cartel monies mostly come from illicit narcotics sales which include: crystal methamphetamine, cocaine, heroin and fentanyl, as well as from human trafficking.
4. In addition to purchases/sales of single-family residences, cash is laundered through inflated and falsified construction invoices, falsified charitable donations, tuition paid on fake students allegedly attending private trade schools, and falsified bankruptcies.
5. Wells Fargo Bank "bankers" in Arizona and in multiple additional states have engaged in opening checking and direct deposit accounts for "individuals" they knew were phantoms.
6. Resources, including city government officials and agencies in Mesa, Arizona have also been integral to the laundering activities.
7. Since 2010, money laundering has exceeded \$7.5 billion in Arizona.
8. In Arizona, laundered cash is used, in part to bribe elected and appointed public officials and support staff.
9. The principal preparers of the documents necessary to effect the racketeering enterprises are Dawna Rae Chavez (age 58), a resident of Mesa, Arizona, and her daughter, Brittany Rae Chavez.
10. To date, more than 10,000 falsified documents have been recorded with the Maricopa County Recorder. We estimate that more than 35,000 warranty deeds/trust deeds evidencing fraudulent transactions exist in the database.
11. The number of falsified notarizations exceeds 15,000.
12. Dawna and Brittany's participation in racketeering activities also includes facilitation of bribes to public officials, tax evasion, payroll theft, bankruptcy fraud, insurance fraud, and extortion.
13. The City of Mesa is a racketeering organization as that term is defined in 18 U.S.C §1961. To protect the enterprises, civil rights are systemically and systematically violated to preserve racketeering activities. Fines and outrageous cash only bails are used to collect monies which are then skimmed and redirected into the racketeering enterprises.

14. The City of Mesa Police Department operates within it a private police force that is used to support and protect the racketeering enterprises. Officers participating in this force are compensated with monies paid through the phony mortgage scheme and other related schemes.
15. Officers operating within this private force systematically violate 4th Amendment rights by breaking and entering into/onto private property, wiretapping, computer hacking, cell phone hacking, and by using related surveillance techniques without warrant. Officers also plant evidence and hide exculpatory evidence.
16. Multiple state agency databases have been infiltrated or hacked thus allowing falsified documents to be uploaded into them or allowing legitimate documents to be removed.  
For example: the database for the University of Arizona, Arizona State, And Northern Arizona University have been infiltrated/hacked to a) permit individuals to be given degrees who never attended or graduated from these schools; and b) allow phantom individuals to be awarded degrees thus lending legitimacy to their existence.
17. Further, state licensing databases have been infiltrated or hacked to permit individuals with fake degrees or permit phantom individuals to have state issued licenses. Said licenses include: accounting, real estate (broker and agent), mental health care (Ph.D. and M.F.T) and law (including State Bar membership).
18. The Maricopa County databases for the Recorder's Office and for the Superior Court, when designed in 2014, were set up for outside infiltration so that falsified documents could be loaded into the database and legitimate documents removed.
19. Since 2015, hundreds of falsified court documents have been loaded into the database. These documents include falsified default judgments, criminal restitution orders and child support orders used in "swatting" activities against individuals posing a threat to the racketeering activities.
20. Since 2004, elections within Pima County and Maricopa County have been manipulated through infiltration of the county databases resulting from bribes paid to executives at election service providers including, but not limited to, principals of Runbeck Election Services.
21. In addition to impacting local elections, bribes and infiltration were used to affect the outcome of the races during the November 3, 2020 election, including the outcome of the race for Maricopa County Recorder, and the outcome of the November 8, 2022 election (race for Governor, Secretary of State, and Attorney General).

22. Public officials who have received bribes include: a) multiple state office holders (State House/State Senate), local office holders, county supervisors, judges of the Maricopa County Superior Court, judges of several city courts (including two presiding judges), judge's assistants, prosecutors within certain cities within Maricopa County, prosecutors for Maricopa County, peripheral legal specialists including attorneys, "approved" mental healthcare providers (court appointed advisors) and related specialists.
  23. In the Superior Courts for Maricopa County, Pinal County and Pima County, at least 25% of the active judges have accepted bribes in exchange for protecting the racketeering activities. Bribe payments generally begin before the individual is appointed to the bench. Bribes are usually paid as an incentive for the attorney to leave private practice.
  24. By way of example: Mesa City Prosecutor Paul Hawkins' office routinely files charges and convicts innocent individuals who knowingly or unwittingly pose a threat to the racketeering enterprises. With respect to judges in the Mesa City Court, Judges John P. Tatz and Alicia Lawler, preside over these invented cases filed by the City Prosecutor, falsely convicting and sentencing the defendants.
  25. In the Maricopa County Superior Court Family Division, child custody evaluators commonly known as "Court Appointed Advisors" routinely accept bribes in exchange for favorable reports. Bribes are often facilitated by the attorneys representing one party.
  26. The Maricopa County Recorder's office has at least five appointments made by Adrian Fontes, the County Recorder from 2017 to 2021, who are phantoms—non-existent "individuals." Said phantom individuals hold positions related to election services.
  27. Further, during that same period, the Office has at least fifteen individuals whose appointments were falsified and thereafter kept hidden from the public during the 2020 election cycle. The appointment documents for all of the above individuals have forged signatures and falsified clerical signatures (tracings from a signature stamp) and dates. Said falsified notarizations were made by Brittany Rae Chavez. Said falsified clerical signature and date were made by Dawna Chavez. I will be sharing examples of this in a few moments.
  28. In addition to election fraud, manipulation of the city and county databases includes falsified default judgments, falsified criminal restitution orders, and falsified child support orders. Many of the court documents, including "Orders," are prepared by Brittany Rae Chavez or Dawna Rae Chavez and contain forged signatures of judges.
- That summarizes our primary findings.

Now let me explain...

As I stated earlier, in 2018, Mr. Thaler found trust deeds recorded with the Maricopa County Recorder evidencing money laundering and tax evasion.

The documents were prepared by two individuals, mother and daughter, residing in Mesa, Both had connections to at least one of the real estate agents suspected of setting up the home purchase laundering system in Arizona. These individuals are Dawna Rae Chavez and her daughter Brittany Rae Chavez. Their principal employer was and is the Sinaloan Cartel.

Today we know that their participation in the creation of documents necessary for the criminal enterprises runs more than 25 years and includes facilitating bribes to public officials.

Thaler's initial discovery included more than 100 fake trust deeds and warranty deeds in Maricopa County wherein either Brittany Chavez or Dawna Chavez executed the document as "buyer" or "seller" and/or notarized the document under an assumed name. At least half the documents purported to be executed by "married" parties."

The discovery of the falsified deeds led to the discovery of additional racketeering enterprises including, but not limited to insurance fraud, payroll fraud, and bankruptcy fraud.

It also led to the discovery of the extortion schemes already mentioned.

***As I have stated, the parameters of our investigation did not originally include election fraud.***

It is important to note that The Harris/Thaler office does not represent any political candidates or political parties or political action committees or similar interested organizations or individuals. Mr. Thaler did not vote in the 2020 or 2022 elections or donate to any candidate or party.

In November 2019, Brittany approached Thaler and his colleague, attorney John J. Stanley with a request that they obtain for her WITSEC protection--the federal witness protection program. However, prior

to obtaining approval, Brittany was threatened in such a manner that she broke off direct communications with our office. However, she surreptitiously continued to provide evidence concerning the criminal enterprises.

In October 2020, shortly before the November 3, 2020 election, Thaler was provided certain information:

First, was evidence that the Maricopa County computer database had been designed with various back doors allowing outsiders to infiltrate it and to change data.

Second, were the identities of bribe recipients which included elected officials.

And third, on October 26, 2020, Thaler's team discovered approximately 25,000 falsified ballots being held with a significant sum of cash in a private residence in Mesa, Arizona rented to Dawna Chavez. A Declaration from one of our team members who located and observed the documents and cash is attached in your packet as page no.15 - 16

The investigation into election fraud is not limited to the State of Arizona. However, where Arizona is concerned, a plethora of individuals are implicated in the fraud including elected and appointed officials and Runbeck Election Services, the service provider for Maricopa County. The Maricopa County database has no integrity whatsoever. Let me explain...

I have elected to share our investigation into Katie Hobbs by way of example, but for the purposes of this exercise, I could have selected any of the individuals listed in your packet on page 70:

When our investigation leads to a name of an individual we suspect to be involved, we research their Deeds of Trust recorded with the Maricopa County Recorder's office. If there are an unusual amount of Deeds of Trust for that individual and if there are Deeds of Trust for the same or similar named individual or with multiple varying middle initials, we dig further. In the case of Katie Hobbs, please refer to pages 17 through 50 of your packet where you will see 11 deeds in the name of Kathleen M Hobbs and Patrick T Goodman. However, when we looked at the deeds in your packet on pages 51 – 64 these have similar names but are also compromised. In some cases, we review Deeds of Trust filed under a spouse, child, parent or business partner(s) depending on the specific circumstance.



When the writings match that of Brittany and or Dawna where we can determine that the notarization is fraudulent and/or the buyer and/or seller's signatures are fake, we know the Deed of Trust is fraudulent.

Please return your attention to the Deeds in the names of Kathleen M Hobbs and Parick D. Goodman. We have provided you with the first and signed pages of the deeds. On page 65 is a comparison of JUST the signatures for the buyers of each Deed. This page speaks for itself – there are obviously some significant inconsistencies with the signatures for Kathleen and for Patrick. This is apparent to the naked untrained eye, but has also been verified by Linda Mitchell, our Qualified Forensic Document Expert. Now let's look at the notaries who signed these deeds. Again, I provided you with a page of all the notary signatures – page no. 66. Next to this I have provided you with the references to pages from our Reports from our Qualified Forensic Document Expert where similar writings have been verified as being either Brittany or Dawna's, or as being graphics or traces of other signatures or having been written by an imposter attempting to copy the original authentic signature. Linda Mitchell's reports are lengthy, so I will make these reports available for review to anyone who emails me a request. My email is included on the cover of your packets. On page 67 I have demonstrated other writings found on the deeds, usually numerical by nature. Most of these have been matched with pages from the Forensic Reports indicating the writer is Brittany. Finally, I have provided you with pages 68 and 68 where we delved further into the Title and Mortgage Company indicated on Hobbs Deed 11. As is pretty evident, the writings on the documents filed with the Corporation Commission for these entities is also that of Brittany.

To summarize our findings with regards to Governor Katie Hobbs taking into account just those documents in the name of Kathleen M Hobbs and Patrick D Goodman:

1. There are nine Deeds of Trust in the name of Kathleen M Hobbs and Patrick T Goodman (Husband and Wife) from 1997 to 2021, which essentially means that they either purchased or refinanced a home on average every two to three years. The statistical likelihood of that is improbable, but even more so when 6 of the 9 Deeds of Trust were recorded within the 10 years between 1997 and 2007. The concentration of which are between 2001 and 2005 which was during Ms. Hobbs tenure at "Emerge Arizona". When researching the documents filed with the Corporation Commission for "Emerge Arizona" we found that these documents evidence hand signing and hand printing that belongs to Brittany and/or Dawna. If one were to guess, Emerge Arizona seems to have been formed as a medium to attract women interested in politics and bribe them through the property scheme to adopt positions of power and/or further the goals and objectives of the Cartel.

2. Most of these deeds have been fraudulently notarized meaning that one or multiple parties named in the transaction are either not present or do not exist at all.

3. In some, if not all cases, as is evident by page 65 of your packet, Ms. Hobbs and Mr. Goodman's signatures are clearly inconsistent indicating that the majority of the Deeds were created by another individual attempting to 'copy' Hobbs and Goodman's signatures, particularly on the deeds where the notarization has been found to be fake.

4. We then research The Title Companies and the Mortgage Companies on these Deeds of Trust. Some of these do not or have never existed. Some do not even exist in Arizona. For those that do exist, we discovered that they had documents that were executed by Brittany as in the case of Deed 11 where, as pages 68 and 69 demonstrate, significant similarities in terms of the writings on the documents registered with the Corporation Commission and those documents researched by our QDE which were deemed to have been likely written and/or signed by Brittany and/or Dawna.

So, what can we conclude from these discoveries:

The purpose of having a fake Deed of Trust is to move cash without it being traceable. A phony Mortgage Company providing a phony mortgage is one of the primary methods by which cash is moved invisibly. There are basically only three reasons to create a fake deed of trust:

1. If the buyer does not exist then the mortgage serves as a means of laundering cash received through ill gotten means such as drug sales, or human trafficking
2. If the buyer does exist, as in the case of HOBBS, then the mortgage exists as a method of transferring untraceable cash to Hobbs – for lack of any other explanation, one assumes as a bribe.
3. Even where the person resides in the location listed on the Deed, often we still identify fake signatures and writings on the Deed, which further evidence that the property owner is being bribed.

These conclusions are drawn based on the fact that there are no other explanations for a Deed of Trust to have a fake notarization, phony buyer and/or seller signatures and/or other writings on the documents traceable to Brittany and/or Dawna.

We have identified the various ways both Brittany Rae Chavez and her mother, Dawna Chavez 'change' their writing styles in an attempt to vary their signing and hand printing. The volume of documents that we have

uncovered has led to a detailed analysis of these variations and allowed us to recognize hand printing and signatures that fall into these various categories. Informally, we refer to these deeds as “BRITTANY DEEDS”.

I can take you through example after example of this exact process and procedure and show you hundreds if not thousands of situations where this is the case. The Candidates/Office holders who we suspect have accepted illegal payments facilitated by Brittany are included in your packets on page 70. These individuals were uncovered utilizing the same research methodology.

Since at least 2004, ballot counts have been tampered with. The county’s current computer database, which was built between 2014-2015, has been, and continues to be infiltrated and hacked. Its architects specifically designed the system with multiple backdoor entry points. These points permit the uploading of falsified documents and the removal of genuine documents from the county court system and from the Recorder’s office. It is known for certain that Brittany has access to at least one back door – we have eyewitness testimony verifying such.

Over the past fifteen years, Brittany has used her access to load falsified judgements and orders, as mentioned previously, into the Superior Court’s database. The fake judgments in Arizona are used to financially damage those that are deemed detrimental to the racketeering enterprises. Since at least 2004 and running through the November 2022 election, Brittany and Dawna are not only preparers of the phony documents, but they have also been facilitating illegal transfers of funds to political candidates and campaigns. Some of the money travels through the phony mortgage scheme; some of the money travels to limited liability companies which includes political action committees.

Beginning in 2017, the access points have been used to change vote totals and thereon, election results. Illegal transfers of funds have also been provided to Robert Runbeck (principal of Runbeck Election Services) and Jeff Ellison (COO, Runbeck Election Services). The phony deeds used in the scheme to move money to candidates are created by Brittany. For-profit and non-profit PACs are also created by Brittany and used to move money to candidates.

During the 2022 election, ballot scanners/printers at 70 precincts suffered changes to their printer settings despite being tested the night before the election. The changes in settings were made through

computer infiltration, not manually or by some never-before-seen error. The uncountable ballots were placed in “Box 3’s” and allegedly driven to Runbeck for counting.

Witness information provided in October 2020 confirms that more than 100,000 filled in ballots and more than \$13 million were identified by Thaler’s investigators in two unmarked rental vans. Those vans were loaded with the ballots and cash at a private residence in Mesa, Arizona and then driven to the Runbeck office in downtown Phoenix. See declaration on page 15-16

The Runbeck company is operated by Robert (Kevin) Runbeck. Recorded documents obtained by our team evidence the likelihood of bribes paid to Runbeck through the phony mortgage scheme in the same way we looked at the Hobbs example earlier. Jeffrey Ellington is in charge of operations at Runbeck. Recorded documents obtained by our team once again evidence the likelihood of bribes paid through the phony mortgage scheme to him.

**Consider the obvious: under what other circumstance would both of these individuals, among many other appointed and elected officials, Superior Court Judges, Judicial Assistants, Professionals, Court Representatives and so on have:**

- a. An excessive number of Deeds of Trusts recorded – does anyone really refinance or purchase homes six times in ten years? What statistically is the probability of EVERY name we review, which are based on the patterns of names used, having the same frequent home refinances and/ or purchases?**
- b. Have a fake notary public notarize their Deeds of Trusts**
- c. Have a fake buyer and/or seller’s signature on their Deeds of Trust**
- d. Have fake signatures for the buyer and/or seller and/or notary on their Warranty Deeds**
- e Have fraudulent Medical Liens generated by fraudulent medical practices or furnished with incorrect addresses on the liens to ensure that payments are diverted. (This is how we discovered insurance fraud and additional methods of money laundering, but I am not going to delve into this finding today given the time constraints).**

**Suffice to say that just as we followed the bouncing ball and recognized documents with Brittany and/or Dawna’s handwriting and hand printing which lead to the revelation of all of the 47 findings listed in your packets on page 11 -15**

We just heard about statistical improbabilities... As another example of an improbable outcome with respect to the November 2020 election, let's review Adrian Fontes' loss to Stephen Richer for Maricopa County Recorder. Richer's win was a statistical impossibility. To wit: Fontes is a Democrat and was the incumbent; Percentages for Biden, Sinema and Kelly run at approximately 2.5% margins in the county against their opponents. Richer won by approximately 6,000 votes. That means 50,000 individuals who voted for the Democrat ticket across the board had to choose the Republican candidate for recorder against an incumbent who never suffered a scandal.

Never happened. This was a "planned" loss. Hobbs would receive the Democrat nomination for Governor and Fontes would run for Secretary of State to replace Hobbs. The strategy appears to have been planned... I have shown you that both Hobbs and Fontes have "Brittany" deeds evidencing a strong likelihood of being bribe recipients. Now let's take a step back and look at the likelihood of why?

***I know that what I am about to say may seem obvious to some, but I feel it is necessary to explain none the less. Given that Arizona is a Border State and that drug smuggling and human trafficking is a billion dollar business, it would appear that having our elected and appointed officials ensure that the Cartel enterprise remains open for business would be paramount. The Cartel will invest substantially to ensure that the 'right' people are in key positions so as to further their objectives.***

As stated above, the fix for 2020 (and for 2022) started in 2017 with appointments to election position of individuals being bribed through the mortgage system and through monies being laundered by the appointments of phantom "individuals" was in. The problems with these documents are many.

For example, reference in your packets pages 71 – 76 - the recorded appointments by Fontes which were notarized by "Jessica York:"

First, the handwriting and hand printing of "Jessica York" have been identified as belonging to Brittany.

Second, the York signatures are the same handwriting but not the same style. And that change of style exists even where the documents are allegedly signed on the same day—June 4, 2020.

Third, the "December 9" date for the clerk is a handwriting matching Dawna.

Fourth, the signature of the clerk at the bottom right is actually a tracing of a signature stamp intended to look like a live signature. Fifth, the time between the signature and notarization and the alleged execution

by the clerk and thereafter the recording date evidence forgery. The normal turnaround time is 2-3 weeks. All took multiple months, and all were allegedly clerk executed and recorded AFTER the election certification.

Another example: the "October 10, 2018" appointment of Michael Hornbeck. The document was signed and notarized four months AFTER allegedly being signed and stamp-signatured by the clerk. The notarization hand printing and signature are a match for Brittany.

Another example: the appointment docs and deeds of "Colleen Connor" aka "Mary Colleen Connor." The handwriting on the appointment document oath does not match the previous oath in 2005 or the deeds of 2019 and 2022. Also, the 2005 Oath has Brittany's handwriting as the "notary."

In addition to state representatives, three of the five Maricopa County Supervisors also have recorded documents evidencing the acceptance of bribe payments.

Additionally, the falsified signature for Thomas Galvin on his oath of office matches the handwriting for phantom attorney Paul Tokeshi and phantom D.A.M.E.S. Charities founder "Michele Thorne"—all of which have been identified as handwriting belonging to Brittany. Page 77 and 78 in your packets.

Further, we have investigated PACs related to state office holders and "dark money" transactions related to said PACs. From late 2018 through 2022, a significant number of questionable real estate transactions were facilitated by several law firms including partners at Perkins Coie.

Mr. Thaler would be here himself presenting these facts and findings, but there have been multiple attempts made on his life. One of those attempts may sound familiar. Thaler was driving from Arizona to California when suddenly he lost control of his vehicle. Upon investigation, it was discovered that his tire was purposefully slashed by a straight edged knife that was 4-6 inches. The cut was made at such a location on the outer side of the tire where the tire would not lose air but instead would degrade to the point of catastrophic failure and likely at a high speed. (This information was provided by an expert who evaluated the tire post this event and who has provided us with a Declaration. This Declaration is included in your packet as page 81 - 83. The reason I mention this is because a similar attempt was made on the life of Kari Lake's daughter during her campaign. To date, six attempts have been made on Thaler's life.

In Arizona, public officials accepting bribes include members of the legislative and executive branches of the state government, more than two dozen judges of the Maricopa County Superior Court, at least two judges of the City of Mesa Court, at least one judge of the Town of Gilbert Court, the Mayor of Mesa, five members of the Mesa City Council, several police officers employed by the City of Mesa, several officers employed by the Town of Gilbert, the Mesa City Prosecutor and at least one assistant prosecutor, election officials employed by the Maricopa County Recorder's Office, three Maricopa County supervisors, and principals of Runbeck Election Services, to name a few. Bribe recipients also include support staff members including judicial assistants and clerks.

As I have mentioned previously, our investigation covers multiple states. At this time, the money laundering activities affect 20 states. The bankruptcy fraud affects 11 states. And so on. As to Arizona, Thaler and our team have interviewed over thirty witnesses in Arizona. Several individuals on the Public Officials list have cooperated with the investigation. The team has collected and reviewed more than 120,000 pages of documents including recorded deeds, bank statements, court filings, and GPS locator records just in the State of Arizona. Additionally, we have reviewed more than 8,000 pages of cell phone and text records belonging to principal players in the racketeering enterprises. The immense data we have collected will assist enforcement agency's investigating the election fraud. Further, the data we have collected, the connections we have found and the vast details of this entire investigation will lead enforcement agencies to those participating in the frauds and will enable you to restore election integrity within our beautiful State.

Thank you, Madam Chair and this committee, for your time

# PRELIMINARY FINDINGS OF ACTIVITIES IMPACTING ARIZONA'S ELECTION INTEGRITY, WITH SPECIFIC FOCUS ON 2020 and 2022 GENERAL ELECTIONS



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## THE SCHEMES:

While money laundering is far and away the most profitable undertaking, it is only one of numerous schemes. In summary:

### A. Money Laundering/Tax Evasion Schemes

At the heart of the enterprises is money laundering and tax evasion through phony sales of real property, generally single-family residences. The scheme began in or about 1984 in Chicago where the Sinaloa Cartel sought to launder cash from illegal narcotics sales through the purchases/sales of inexpensive homes.

By the mid 1990's, the purchases/sales of homes expanded to cities in Indiana and in Iowa including Gary and Des Moines. A network of real estate agents across these states was created to effect the transactions. A portion of sales proceeds are transferred to corporations in Arizona. These proceeds were then used as "mortgages" for purchases of single-family residences in the greater Maricopa County and Pinal County areas. Once properties were sold, the cash was transferred to Panama-based corporations.

By 2000, with the expansion of cartel activities in Arizona and New Mexico, monies earned in these states from narcotics trafficking and human trafficking were used in the purchases of single-family residences especially in new construction through arrangements made with property developers. Since 1995, a majority of purchases and sales have been facilitated by Dawna Rae Chavez and Brittany Rae Chavez, mother and daughter. Dawna and/or Brittany serve as the "notary" under an assumed name with fake notary stamp. The number of phony notarizations over the past 15 years discovered in Arizona counties to date exceeds 10,000. In approximately 20% of these documents, Dawna and/or Brittany also sign as "buyer" and/or "seller."

The practice of laundering cash through single-family residences, especially through new construction, is now prevalent in at least 20 states. Meanwhile, older properties in middle to low-middle income areas in greater Phoenix area have become attractive. By example, during the period of August 2019 through March 2020, a sham company, RH Partners Ownerco, purchased 105 single-family residences as cash houses and stash houses using cash laundered through illegal narcotics and human trafficking. RH Partners Ownerco, LLC, an alleged Delaware company with alleged headquarters in Austin, Texas and foreign status in Arizona. The LLC is managed by "Joseph Vernon Gatti."

The money laundering is also accomplished through other traditional methods. This includes non-profit businesses commonly known as 501(c)(3)'s (charitable giving organizations) and section 501(c)(4) companies (mutual benefit organizations). Example: D.A.M.E.S., an organization allegedly helping single moms, receives "donations" from illegally obtained cash. Another example: CRAS (Conservatory of Recording Arts & Sciences), is a trade school teaching sound recording and engineering in the cities of Tempe and Mesa. Phantom students are placed on the rolls. Then, tuition is paid with illegally obtained cash.

Overinflation of student enrollment in legitimate trade schools is a common scheme. However, other non-profit and for-profit schools exist only on paper. Such is the case with Jeb's Boxcercise for Kids, a non-profit LLC and B's Learn N' Play Childcare, LLC (allegedly owned by Brittany Chavez), an alleged daycare facility. As to the latter, the "school" consists of an old house in the west portion of Phoenix (currently owned by RH Partners Ownerco. Several other fraudulent businesses also are listed at the Childcare location of 6211 W. Indianola Avenue in Phoenix including Alicia's Houses, LLC and Jeb's Upgrades and PC Repair.

These businesses, and more than one thousand like them, are used to clean the illegally obtained cash. Moreover, the LLC "owners" include "foreign" corporations except that for many of the

companies, the Certificate of Good Standing from the State of Incorporation is falsified. Such is the case with SFR Investments I, LLC. It was the predecessor owner of the Indianola property. Thus rendering the “sale” of property between SFR and RH Partners a sham.

The money laundering is also accomplished through overinflated construction charges. The monies to be laundered come from illegal drug/narcotics sales, human smuggling operations, contraband smuggling (such as stolen art) and various legal and illegal business operations including securities fraud.

#### B. Payroll Theft

Using a software systems flaw and insiders, hackers create phantom individuals who are then uploaded into the human resource database of a large public or private employer. Each phantom employee receives a paycheck which is direct deposited into a Wells Fargo bank account. Thereafter, portions of the money are shifted to other banks’ accounts. Other portions are withdrawn, used for other racketeering enterprises.

Brittany has participated in at least 5,000 thefts over the past ten (10) years by preparing the documents, including fake employment applications, to be uploaded into companies’ HR databases. Said applications et al. further defraud the victim company into believing that the employee exists—“it all looks great on paper.” Companies hacked include Dignity Health, United Healthcare, HonorHealth, General Dynamics and Boeing.

Phantom employees receive paychecks through direct deposit into Wells Fargo Bank accounts. In Phoenix, Arizona, certain Wells Fargo employees at several branches are paid to ignore AML and KYC rules.

#### C. Bankruptcy Fraud

Once the phantom employee receives a paycheck, a credit reporting agency involved in the scheme ensures the “employee” has a credit score of more than 700. Thereafter, unsecured credit is obtained and maxed out. The “employee” then files for bankruptcy protection to wipe out the debt. Brittany has prepared and filed more than 3,000 fraudulent bankruptcies, mostly Chapter 7 cases over the past ten years in at least eleven separate states in the names of the phantom employees. By example, names of debtors include: Brittany Rae Swanson, Brittany Rae Ponder, Brittany Rae Perry, Brittany Miller, Melinda Ann Miller, Brittany Nicole Scott, Brittany Rae Behanna, Dawn Chavez, Brittany Nicole Artis, Brittany Nicole Masden, Brittany LaPointe, Brittany Nicole Vandusen, Brittany Speaker, Brittany V. Crenshaw, Brittany Virginia Sanders, Brittany Virginia Chavez and so on. Many of these names are used more than once, sometimes in the same state but different district, sometimes in multiple states. States most commonly filed in: California, Colorado, Ohio, Michigan, Florida and Georgia.

By example: one phony bankruptcy concerns Brittany as “Brittany Virginia. Chavez” and “Ricky Glenn Goodwin, Jr.” where a Chapter 7 filing was made on or about November 2, 2018, Case No. 2:2018-bk-13500 (azb), with 341a hearing heard at 10:00 a.m. on December 13, 2018. (Goodwin died in 2016.) For reasons set forth hereafter, Brittany was ordered by Dawna not to attend the hearing and to let the filing be dismissed. Defying her mother, shortly after she missed the hearing, Brittany sent a note to the trustee falsely stating that she did not appear due to a flat tire and asking for the hearing to be rescheduled. When the trustee and court heard nothing further, the bankruptcy petition was dismissed. Most of the bankruptcy filings are in pro per.

Evidence obtained to date implicates a plethora of bankruptcy trustees and attorneys in the scheme. By example: certain filings are made with the assistance of lawyers such as Michael Agruss (licensed in California and in Illinois) and Brian M. Blum (licensed in Arizona).

With respect to Brian M. Blum, during the period of 2013 through 2016, Blum assisted Brittany in filing Chapter 7 bankruptcy cases for individuals he knew were fake and helped her file phony adversary actions within the very Chapter 7 cases he and she had filed.

One such case includes the matter of Heidi Lee Boltz and Jeffrey Lee Boltz, case number 2:15-bk-17870-DPC. Neither “party” exists. A discharge was obtained. However, the discharge was vacated when Brittany and Blum, for reasons not discussed herein, created a fake adversary (internal lawsuit) action against the petitioning couple—essentially suing themselves.

The plan worked. The entirety of the bankruptcy discharge was set aside and the bankruptcy case dismissed. The asset was preserved.

With respect to Agruss and his Chicago-based law firm, he and his firm, working with Brittany and Dawna, have filed multiple phony creditor claims on behalf of themselves and other members of the Chavez family in Chapter 11 reorganization cases.

One example is the Super Two Financial Services Corporation Chapter 11 filing bearing case number 17-10659 (JLG) in the Southern District in New York where “Dawn M. Chavez”, “Monica Chavez” and “Vianey Chavez” made false creditor claims through the Agruss office. Additionally, nearly one thousand Chapter 7 filings have been made throughout the country under the “Agruss” firm name for phony Chapter 7 filings for fake “Chavez’s.”

As to the phony Chapter 7 claims, the scheme has worked as follows: phony identities are created for real individuals and phony identities are created out of whole cloth from stolen medical record files stored in a medical records storage facility in San Diego, California. Using real Social Security numbers of the individuals whose identity has been stolen, new credit is obtained and used. Then a bankruptcy is filed to wipe out the debt.

Worse, if any creditor acts to collect in violation of the Federal Debt Collection Practices Act, the Agruss firm either sues in Federal Court on behalf of the individual or sues on behalf of an alleged “class” with the phony individual serving as the named class “member.”

#### D. Life Insurance Fraud

The phantom employees sign on for group life insurance benefits in an amount between five- and nine-times annual salary. Most employer-based group plans do not require medical examinations of employee policy applicants. Just payment of premium. When cash is needed, the phantom employee dies. A phantom spouse listed on the insurance application files a benefits claim.

Such was the case of “Brittany Virginia Chavez” in Phoenix, Arizona. This phantom individual was “employed” at Dignity Health in Phoenix. At the alleged start of employment in 2015, she requested 1x annual salary in life insurance benefits. In 2017, she requested 3x salary and in 2018, she requested 5x salary—the maximum available. Strangely, the names of this Brittany’s children changed or disappeared from the application over the years. As stated above, a bankruptcy petition was filed in November 2018 to discharge all debt. The plan was to “retire” Brittany Virginia Chavez in Spring 2019 shortly after discharge by some natural death in order for Brittany and Dawna to pay accumulated debts associated with the criminal enterprises.

Such was also the case of “Debra Gatti,” allegedly a school teacher in Arlington, Washington. The phantom Ms. Gatti was the “wife” of the alleged managing partner of RH Partners Ownerco, Joseph Vernon Gatti. Ms. Gatti selected 9x annual benefits through the State of Washington and the group life insurance provider, MetLife. On April 15, 2020, Ms. Gatti died.

Documents obtained from MetLife evidence Brittany acting as Debra Gatti and Brittany and Dawna filing death benefits claims with MetLife for \$375,000. In most circumstances, this would have been nearly impossible to uncover. But here, Brittany and Dawna fought over how the proceeds were to be spent. Hence, competing benefits claims. That caused MetLife to file an interpleader action with the Federal District Court in Seattle, Washington.

An interpleader action is *lawyer speak* for when a party owes money but does not know to whom it should pay. Rather than hold the money, the possessing party files a lawsuit naming all possible beneficiaries of the funds as “defendants.” With court permission, the money is then deposited with the Court and the plaintiff is dismissed from the case leaving the “defendants” to fight over who gets what.

When MetLife filed its interpleader action, a ten-page complaint, it filed an additional 90 pages of documents including the original application to the Claim of Benefits forms received to “letters” from alleged family members claiming an interest in the policy proceeds. The handwriting and hand printing on the forms and the letters have been verified as belonging to Brittany and Dawna.

A significant portion of the \$375,000 was then used to bribe public officials to assist in the abduction of McKinley and in the violation of my civil rights.

#### E. Auto Insurance Fraud/Money Laundering

Ever hear of staged accidents? That’s when a group of criminals either a) stage a collision between two vehicles where everyone in the incident claims and collects on injuries, or b) where an unsuspecting driver hits another vehicle that stops short, again where the passengers in the struck vehicle claim injury. Over the past twenty years, I have raided medical clinics and lawyers’ offices with search warrants to shut down these operations.

Here is a new twist. This fraud concerns payment to non-existent parties for personal injury claims for incidents that never occurred made under Med Pay provisions of automobile policies. “Med Pay” is a term given to benefits usually found in automobile policies and homeowners policies that pay a certain sum for treatment from injury regardless of fault. Standard Med Pay provisions cover up to \$5,000 for medical treatment.

Since at least the mid-1970s, members of the Chavez family have been active participants and in control over this enterprise.

During the mid-1980s the volume of fraudulent claims through Defendant Dawna’s control increased until 1990 and then tapered off until it picked up again in about 2002 to the present with Brittany and Dawna in control over it.

In 2018 alone there were 127,056 reported motor vehicle accidents with estimated economic losses of \$19.3 billion in economic losses. Currently, the average cost of basic liability car insurance in Arizona is **\$2,485 per year**. Opting for full-coverage car insurance in Arizona costs an average of \$2,986 per year. In comparison, the national average is \$1,627 per year to buy basic liability car insurance and \$2,297 per year to buy full-coverage car insurance. By comparison: The average cost of full coverage car insurance in California is **\$2,005 per year**.

Arizona law provides for the recording of medical liens. The recording of the liens was designed to give hospitals the ability to recoup costs for treatment. For this scheme, the medical liens have been recorded with the AHCCCS LIEN designation within the County Recorders’ Office of Maricopa County with similar liens recorded in Pinal and Pima counties. The fraud has netted more than \$50 million in the past 15 years. It relies on phony medical bills plus the recording of the treatment lien. A coded bill with a copy of the lien is then sent to the insurance company who then provides a check, believing that the check is being sent to the medical provider. However, the liens are all fraudulent and fake and are

signed and executed by Dawna Chavez using an assumed name and by either Dawna Chavez or by Brittany Chavez as a fake notary under an assumed name.

Unlike most auto insurance fraud schemes, this one also involves certain key executives at Farmers, State Farm, Geico and Progressive. These executives, all Mormon, first worked together at Progressive Insurance in the late 1980's. Then they spread out to the other major insurers where they moved up the ranks and into executive positions. All own property in Arizona. All have deeds to their properties with forged notarizations prepared by Brittany or Dawna. The scheme appears to be active in multiple counties in Arizona and in multiple states, including California and New Mexico.

Thereafter, the proceeds of the insurance payments are laundered through property purchases in the manner set forth above. All of the usual paperwork involved in the purchase of a single-family residence is prepared and executed. However, the buyers and sellers are the signatures of Brittany and Dawna or other participants. Several of the participants include City of Mesa public officials. Most "claimants" are the aliases created by Dawna and Brittany for other laundering schemes. In addition to Arizona, said Defendants created similar schemes in California by illegally taking over law offices using the names of retired or deceased lawyers to create or continue "tort mills" or "collection mills" where phony claims to insurers are mixed among a smattering of real claims.

But that's not all. With the fraud scheme comes a separate money laundering scheme where liens are recorded that have no connection to a staged incident or actual insurance claim. Thereafter, illegally obtained cash is funneled through the alleged insurance settlement check.

The total number of falsified AHCCCS liens recorded in Arizona since 2004 exceeds 25,000 with more than 5,000 such falsified liens recorded in Maricopa County, Yuma County, and Yavapai County and more than 3,000 in Pima County.

#### F. Narcotics Trafficking and Sales

Prescription and designer narcotics along with fentanyl are moved from Mexico through Calexico to Brawley to Salton City to Twenty-Nine Palms to Bullhead City, Arizona, to Kingman, Arizona, to Flagstaff, to Phoenix, to Casa Grande, and then to Tucson, Arizona. Brittany facilitates the cash flow and laundering of sale proceeds.

Brittany and Dawna also facilitate cash flow and distribution for drugs shipped from Florida. To wit:

On or about December 20, 2014, Brittany met in Orlando, Florida with Roberto Lopez, who is known to the Drug Enforcement Administration as a significant importer and distributor of crystal methamphetamine. The drugs are transported by semi-truck driven by Rafael Jimenez. The truck travels along the Interstate 40 corridor. Stops are made along the 2,500 mile route to unload product with a main distribution point occurring in Bentonville, Arkansas. The cash from sales is brought to Arizona and specifically to Brittany for laundering using the methods set forth above.

Additionally, houses that are purchased with laundered money or for the purposes of laundering money through said purchases are constructed or modified with drop boxes set forth in the walls of the residence. These drop boxes are hidden and are nearly impossible to find on inspection. To give the appearance of legitimacy, these houses are put through phony sales transactions possibly every two to three years. The drop boxes are routinely serviced with portions of the cash being returned to the drug suppliers, portions becoming capital contributions for the setup of the limited liability companies in subsequent schemes, and portions becoming investment capital for seemingly legitimate investments.

An example of a drop box house includes the 6211 W. Indianola Avenue address. Another example is 1113 E. Diamond Street, Phoenix, Arizona 85006, a stash house located in South Central Phoenix where drugs are kept prior to local distribution.

Additionally, Brittany set up computer server and router systems using pornography as a cover for the transfer of money. One such site is under the URL "bigbootyhoes420.com." The site contains short pornographic videos. To launder money, said videos are made available for sale through debit card transactions from accounts holding illegally obtained money, mostly from the sale of drugs. Through the "purchases" of these videos, said money is laundered and made clean. The server for bigbootyhoes420 sat in the attic of our residence in Gilbert, Arizona.

#### G. Public Corruption: Creating and/or Modifying Public Records

Databases for Maricopa County, City of Mesa, and Town of Gilbert were designed to permit back door access in order to remove or modify legitimate documents and post falsified documents. Certain state databases are also compromised including most professional licensing databases and In effecting the schemes set forth above, Brittany and Dawna and other participants have created or have obtained access to databases for multiple cities, counties and states. That includes the Arizona State database, the Maricopa County database and the City of Mesa database. By doing so, participants are able to insert backdated records, remove records and modify existing records to meet their needs. These records include the typical documents recorded with the Maricopa County Recorder, court records, arrest records, and collection records concerning State Programs including the DCSS family support program.

Specifically, in the matter of court records, Brittany and Dawna and the participants herein have created false arrests or created and invented charges and fraudulent civil default judgments. Thereafter, letters written on falsified attorney letterhead are sent to victims demanding payment or payment plan to avoid garnishment. If payment(s) is not made, garnishment orders are secured.

#### H. Public Corruption: Bribing Public Officials

To effect and to protect the racketeering enterprises, elected and appointed officials, staff members, and peripheral players are paid bribes. With respect to the public officials and staff, they are most often paid BEFORE they accept a position of employment. Recipients include: judges, local police officers, state police officers, judicial assistants, lawyers, inspectors, assessors, and accountants. It also includes employees of federal agencies such as IRS agents working in the Phoenix, Arizona office.

Bribe payments are directed mostly through phony mortgages. If a property is owned, the bribe is paid through a falsified refinance. If a property is not owned by the recipient or if the recipient purchases a new home, the bribe is paid through a phony first mortgage. Bribes are also paid through falsified AHCCCS liens or through direct cash giving.

#### I. Corruption: Private Parties

In addition to public officials, monies are used to bribe licensed officials such as real estate agents, real estate brokers, and Court approved "experts." By example, Arizona Family Courts use a system of "court appointed advisors" to act as child custody referees. Most are licensed social workers. All have immunity from civil litigation. Barb Kiffmeyer, mentioned above, is one such "advisor." She acts both in private and as a "public" official with the immunity protections that such officials receive. Ms. Kiffmeyer, a purported LMSW, takes bribes in child custody cases. In some cases, the bribes were facilitated by attorney Greg R. Davis, a partner at Davis, Blasé, Stone & Holder located in Scottsdale, Arizona. Mr. Davis and Ms. Kiffmeyer have been working this scam for nearly a decade. In doing so, they have denied good parents access to their child and caused untold damage to the children Ms. Kiffmeyer is sworn to protect.

## J. Election Fraud

Election fraud is rampant in the state of Arizona. Over the past fifteen years, Brittany has used her access to load falsified default judgments into the Superior Court's database. (cite) Like the falsified judgment in Los Angeles County, the fake judgments in Arizona are used to financially damage those that are deemed detrimental to the racketeering enterprises. Since at least 2004 and running through the November 2022 election, Brittany and Dawna have been facilitating illegal transfers of funds to political candidates and campaigns. Some of the money travels through the phony mortgage scheme; some of the money travels to limited liability companies, including political action committees. (cite)

The investigation into election fraud is not limited to the State of Arizona. However, where it is concerned, a plethora of individuals are implicated in the fraud including elected and appointed officials and Runbeck Election Services, the service provider for Maricopa County. The Maricopa County database has no integrity whatsoever. Since at least 2004, ballot counts have been tampered with. The county's current computer database, which was built between 2014-2015, is infiltrated and hacked. Its architects specifically designed the system with multiple backdoor entry points. These points permit the uploading of falsified documents and the removal of genuine documents from the county court system and from the Recorder's office. Brittany has access to at least one back door.

Beginning in 2017, the access points have been used to change vote totals and thereon, election results. Illegal transfers of funds have also been provided to Robert Runbeck (principal of Runbeck Election Services) and Jeff Ellison (COO, Runbeck Election Services). The phony deeds, used in the scheme to move money to candidates, are created by Brittany. For profit and non-profit PACs are also created by Brittany and used to move money to candidates.

During the 2022 election, ballot scanners/printers at 70 precincts suffered changes to their printer settings despite being tested the night before the election. The changes in settings were made through computer infiltration, not manually. The uncountable ballots were placed in "Box 3's" and allegedly driven to Runbeck for counting.

From information provided by Brittany, in October 2020, more than 100,000 filled in ballots and more than \$6 million were identified by Defendant's investigators in three unmarked rental vans. Those vans were loaded with the ballots and cash at a private residence in Mesa, Arizona and then driven to the Runbeck office in downtown Phoenix. (Witness statements withheld.)

The Runbeck company is operated by Robert Runbeck. Recorded documents obtained by Defendant evidence bribes paid to Runbeck through the phony mortgage scheme. Jeffrey Ellison is in charge of operations at Runbeck. Recorded documents obtained by Defendant evidence bribes paid through the phony mortgage scheme to him.

Mr. Ellison is also the Chief Operating Officer of Precision Aero, an Arizona based aerospace company. Precision Aero's majority owner is Black Mountain Investment Company. (cite) Black Mountain's primary business is property investment. Recorded documents obtained for Black Mountain evidence money laundering through property purchases and sales.

The principal of Precision Aero and Black Mountain is Mahai Toma which he operates with his brother, Andrei. Black Mountain is also operated by George Bottea III, a licensed attorney. All three individuals have recorded documents evidencing bribes paid through the phony mortgage scheme. Mihai and Andrei's brother is Ben. Ben Toma is the Speaker of the Arizona House of Representatives. Representative Toma is just one of many state legislators with documents evidencing the acceptance of bribes through the phony mortgage scheme.

With respect to the November 2020 election, an example of an impossible outcome includes Adrian Fontes' loss to Stephen Richer for Maricopa County Recorder. Richer's win is a statistical impossibility. To wit: Fontes is a Democrat and was the incumbent; Percentages for Biden, Sinema and Kelly run at approximately 2.5% margins in the county against their opponents. Richer won by approximately 6,000 votes. That means 50,000 individuals who voted for the Democrat ticket across the board had to choose the Republican candidate for recorder against an incumbent who never suffered a scandal.

Never happened. This was a "planned" loss. Hobbs would receive the Democrat nomination for Governor and Fontes would run for Secretary of State to replace Hobbs. Guess who won? Hobbs and Fontes have "Brittany" deeds evidencing participation in the bribes.

As stated above, the fix for 2020 (and for 2022) started in 2017 with appointments to election position of individuals taking bribes through the mortgage system (cite) and monies being laundered through the appointment of phantom "individuals." The problems with these documents are many.

For example, as to the appointments notarized by "Jessica York:" First, the handwriting and hand printing of "Jessica York" have been identified as belonging to Brittany. Second, the York signatures are the same handwriting but not the same style. And that change of style exists even where the documents are allegedly signed on the same day—June 4, 2020. These issues. Third, the "December 9" date for the clerk is a handwriting matching Dawna. Fourth, the signature of the clerk at the bottom right is actually a tracing of a signature stamp intended to look like a live signature. Fifth, the time between the signature and notarization and the alleged execution by the clerk and thereafter the recording date evidence forgery. The normal turnaround time is 2-3 weeks. All took multiple months and all were allegedly clerk executed and recorded AFTER the election certification.

Another example: Celia Nabor is the Assistant Elections Director for Maricopa County. She supervises mail-in ballots. Her "appointment dated "February 6, 2020" has a forged notarization, a forged clerk date (handwriting) and with traced signature, and a forged signature for Ms. Nabor. And it was not recorded until more than ten months after it was allegedly signed. The notary hand printing and signature forgeries are Brittany's handwriting. Moreover, the signature of Ms. Nabor is a forgery.

In late January 2023, Ms. Nabor was subpoenaed to testify regarding election fraud and specifically about a plethora of fraudulent activities concerning signature verifications on mail-in ballots. Ms. Nabor never showed. At this time, she is considered a "missing person." And apparently, Ms. Nabor has been removed from the county payroll system.

Another example: the "October 10, 2018" appointment of Michael Hornbeck. The document was signed and notarized four months AFTER allegedly being signed and stamp-signed by the clerk. The notarization hand printing and signature are a match for Brittany.

Another example: the appointment docs and deeds of "Colleen Connor" aka "Mary Colleen Connor." The handwriting on the appointment document oath does not match the previous oath in 2005 or the deeds of 2019 and 2022. Also, the 2005 Oath has Brittany's handwriting as the "notary."

In addition to state representatives, three of the five Maricopa County Supervisors also have recorded documents evidencing the acceptance of bribe payments. (cite) Additionally, the falsified signature for Thomas Galvin on his oath of office matches the handwriting for phantom attorney Paul Tokeshi and phantom D.A.M.E.S. Charities founder "Michele Thorne"—all of which have been identified as handwriting belonging to Brittany.



K. Extortion and Destruction by Computer Virus

Participants mentioned herein conspire with other accomplices to create crypto-viruses and infect the computer systems of businesses and individuals, and thereafter demanding payment through untraceable internet sources in exchange for the encryption code.

L. Creating Licensed Individuals including Attorneys and CPA's

City and county databases in multiple states have been infiltrated or hacked. Consider what that means. You can't trust any "official" document without independent verification. And that never happens. If the computer says Joe Smith is a licensed attorney, then he is. If the computer says you are a judgment debtor, then you are. Talk about weaponizing the system.

To operate the various racketeering schemes, the participants create fake state and local government employees in California and in Arizona. They also create fake "individuals" licensed through state agencies. For example, in California, "Arlene Chavez" was created as a real estate agent with an office allegedly located in La Mirada. "Paul Tokeshi" was created as a fake attorney with an office in Santa Anita, California. His profile and "history" was uploaded into the State Bar computer through infiltration into the State Bar database to give the appearance of existence.

In Arizona, several attorneys were created and placed into the State Bar database including "Brittany Chavez." In fact, almost every "Brittany Chavez" listed as residing in the state of Arizona, Colorado, Texas, New Mexico and California, other than my spouse, is a fake individual. Currently, at least a dozen "individuals" listed as attorneys licensed by the State of Arizona are being investigated as possible phantoms.

Further, each State has real individuals operating under licenses that were never properly issued through the state or local government agency or who failed to pass examinations or otherwise meet the requirements necessary for licensure. The database for Arizona State University, University of Arizona and Northern Arizona University have been infiltrated to create "degrees" both phantom individuals and for individuals who never attended. Thereafter, hacks into the state's licensing databases for professionals such as mental health therapists, accountants and attorneys are used to provide falsified credentials.

# REPORT TO THE GOVERNOR

By: John Harris Thaler Esq.

## SUMMARY OF REPORT

Ever read the last page of a book just in case something happens between here and there? Only for a moment, let's skip ahead. In May 2022, a report was provided to the Honorable Doug Ducey, Governor of the State of Arizona. Governor Ducey requested a narrative with evidence concerning corruption among Arizona's city and county elected and appointed officials. He received several notebooks containing more than 3,000 pages of documentary evidence.

This Report concludes:

1. Beginning in Illinois, Indiana and Iowa in the early 1980's, cash earned or otherwise collected in the sale of illegal narcotics and from human trafficking activities conducted by the Sinaloa Cartel have been laundered through the purchase of single-family residences.
2. Laundering of cartel monies in Arizona through purchases/sales of single-family residences began in or about 1994 and focused on new construction in San Tan Valley, Litchfield Park, Goodyear and Avondale.
3. Cartel monies mostly come from illicit narcotics sales which narcotics include: crystal methamphetamine, cocaine, heroin and fentanyl.
4. In addition to purchases/sales of single-family residences, cash is laundered through inflated and falsified construction invoices, falsified charitable donations, tuition paid on fake students allegedly attending private trade schools, and falsified bankruptcies.
5. Wells Fargo Bank "bankers" in Arizona and in multiple additional states have engaged in opening checking and direct deposit accounts for "individuals" they knew were phantoms. Said employees' actions violate federal banking regulations especially those concerning "AML" (anti-money laundering) and "KYA" (know your customer) requirements.
6. Home builders have been integral participants in the laundering activities in Arizona.
7. Resources, including city government agencies in Mesa, Arizona controlled by the Church of Jesus Christ of Latter-day Saints have also been integral to the laundering activities.
8. Currently, cartel money laundering activities exist in most states but are most prevalent these states: Arizona, California, Oregon, Washington, Idaho, Montana, Colorado, Nevada, Tennessee, Texas, Minnesota, Wisconsin, Michigan, Indiana, Illinois, Ohio, Pennsylvania, Maryland, North Carolina, and Florida.
9. Since 2010, said money laundering in the twenty states has exceeded more than \$25 billion and has exceeded \$7.5 billion in Arizona.
10. In Arizona, laundered cash is used, in part to bribe elected and appointed public officials and support staff.
11. Since at least 1984, Dawna Rae Chavez (age 58), a resident of Mesa, Arizona, has been a participant in multiple racketeering schemes including the laundering of the cash used in narcotics trafficking set forth above. Her participation includes using assumed names to make the property purchases in multiple states, creating traditional recorded instruments (warranty deeds, trust deeds) and providing falsified notarizations of the recorded instruments under assumed names.
12. Since at least 1995, Dawna's daughter, Brittany Rae Chavez aka Brittney Nicole Chavez (age 35), a resident of Mesa, has been a participant in multiple racketeering schemes including the laundering of the cash used in narcotics trafficking set forth above. Her participation also includes using assumed names to make the property purchases in multiple states and providing fake notarizations.

13. To date, more than 10,000 falsified documents have been recorded with the Maricopa County Recorder. It is estimated that more than 35,000 warranty deeds/trust deeds evidencing fraudulent transactions exist in the database.
14. It is estimated that the falsified notarizations exceed 15,000.
15. In multiple instances, including with respect to rules governing notary publics, bribed legislators have rigged the rules specifically to prevent detection of government-based fraud.
16. Dawna and Brittany's participation in racketeering activities also includes facilitation of bribes to public officials, tax evasion, payroll theft, bankruptcy fraud, insurance fraud, and extortion.
17. The City of Mesa is a racketeering organization as that term is defined in 18 U.S.C §1961 which actively engages in the above listed activities. The city's government is operated by and controlled by members of the Church of Jesus Christ of Latter-day Saints. Under their control, civil rights are systemically and systematically violated to preserve racketeering activities. Fines and outrageous cash only bail are used to collect monies which are then skimmed and redirected into the racketeering enterprises.
18. The City of Mesa Police Department operates within it a private police force that is used to support and protect the racketeering enterprises. Officers participating in this force are compensated with monies paid through the phony mortgage scheme and other related schemes.
19. Officers operating within this private force systematically violate 4<sup>th</sup> Amendment rights by breaking and entering into/onto private property, wiretapping, computer hacking, cell phone hacking, and by using related surveillance techniques without warrant. Officers also plant evidence and hide exculpatory evidence.
20. Multiple state agency databases have been infiltrated or hacked thus allowing falsified documents to be uploaded into them or allowing legitimate documents to be removed.
21. The database for the University of Arizona, Arizona State, And Northern Arizona University have been infiltrated/hacked to a) permit individuals to be given degrees who never attended or graduated from these schools; and b) allow phantom individuals to be awarded degrees thus lending legitimacy to their existence.
22. Further, state licensing databases have been infiltrated or hacked to permit individuals with fake degrees or permit phantom individuals to have state issued licenses. Said licenses include: accounting, real estate (broker and agent), mental health care (Ph.D. and M.F.T) and law (including State Bar membership).
23. Infiltration leading to fake licenses/credentials exists in several other states including California, New Mexico, and Colorado.
24. The Maricopa County databases for the Recorder's Office and for the Superior Court, when designed in 2014, were set up for outside infiltration so that falsified documents could be loaded into the database and legitimate documents removed.
25. Since 2015, hundreds of falsified court documents have been loaded into the database. These documents include falsified default judgments, criminal restitution orders and child support orders used in "swatting" activities against individuals posing a threat to the racketeering activities.
26. Since 2004, elections within Pima County and Maricopa County have been manipulated through infiltration of the county databases resulting from bribes paid to executives at election service providers including but not limited to Runbeck Election Services.
27. In addition to impacting local elections, bribes and infiltration were used to affect the outcome of the races during the November 4, 2020 election, including the outcome of the

- race for Maricopa County Recorder, and the outcome of the November 8, 2022 election (race for Governor, Secretary of State, and Attorney General).
28. Public officials who have received bribes include: a) multiple state office holders (State House/State Senate), local office holders, county supervisors, judges of the Maricopa County Superior Court, judges of several city courts (including two presiding judges), judge's assistants, prosecutors within certain cities within Maricopa County, prosecutors for Maricopa County, peripheral legal specialists including attorneys, "approved" mental healthcare providers (court appointed advisors) and related specialists.
  29. In the Superior Courts for Maricopa County, Pinal County and Pima County, at least 25% of the active judges have accepted bribes in exchange for protecting the racketeering activities. Bribe payments generally begin *before* the individual is appointed to the bench. Bribes are usually paid prior to the judge taking office and begin as an incentive for the attorney to leave private practice.
  30. Administrative agencies intended to monitor and discipline members of the Bar have been corrupted with the placement of executive members who have accepted bribes. Agencies include but are not limited to the Arizona State Bar and the Arizona Commission on Judicial Conduct.
  31. The Maricopa County Recorder's office has at least five appointments made by Adrian Fontes, the County Recorder from 2017 to 2021, who are phantoms—non-existent "individuals." Said phantom individuals hold positions related to election services.
  32. Further, the Office has at least fifteen individuals whose appointments were falsified and thereafter kept hidden from the public during the 2020 the election cycle.
  33. The appointment documents for all of the above individuals have forged signatures and falsified clerical signature (tracings from a signature stamp) and dates. Said falsified notarizations were made by Brittany Rae Chavez. Said falsified clerical signature and date
  34. In addition to election fraud, manipulation of the city and county databases includes falsified default judgments, falsified criminal restitution orders, and falsified child support orders. Many of the court documents, including "Orders," are prepared by Brittany Rae Chavez or Dawna Rae Chavez and contain forged signatures of judges.
  35. Templates for the court documents have been provided by certain judges who have accepted bribes. The documents are then uploaded into the databases through judges whose names appear on the documents and their judicial assistants, all of whom have accepted bribes to allow this activity.
  36. With respect to Mesa City Prosecutor [insert name], his office routinely files charges and convicts innocent individuals who knowingly or unwittingly pose a threat to the Church and the racketeering enterprises. With respect to judges John P. Tatz and Alicia Lawler, they preside over these invented cases filed by the City Prosecutor, Paul Hawkins, falsely convicting and sentencing the defendants.
  37. In the Maricopa County Superior Court Family Division, child custody evaluators commonly known as "Court Appointed Advisors" routinely accept bribes in exchange for favorable reports. Bribes are often facilitated by the attorneys representing one party.
  38. Created and operated by Gilbert Police Lieutenant Joe Kacic, since 2014, the Town of Gilbert has been issuing "speeding" tickets fraudulently to motorists based on speeds allegedly measured by LIDAR. However, officers never turn on the LIDAR device, a device on which they have no qualifications to use.
  39. Arizona statutes setting forth the procedure for challenging a speeding ticket prevent the motorists from obtaining relevant documents and related discovery prior to trial.

40. At time of trial, officers present falsified qualifications to use the LIDAR device and falsified calibration reports.
41. Motorist defendants seeking to challenge a Town of Gilbert Court conviction must pay more than \$2,000 in court costs and transcript costs thus rendering appeals nearly impossible.
42. Supervising judges of city courts routinely and unlawfully edit appellate briefs filed by defendants prior to forwarding said briefs to the Superior Court.
43. City court judges for Mesa and Gilbert are routinely employed through their respective city councils based on the revenue judges bring into the city coffers through fines. A failure to produce adequate revenue results in termination. As a result cities purposefully provide no oversight of any kind to ensure the quality of their jurists.
44. The appellate process from city court to Maricopa County Superior Court is so biased in favor of the cities that from 2015 to 2018, not a single case brought by a defendant was reversed. However, the one case where a city appealed was reversed.
45. Offices of federal agencies located in Arizona have been infiltrated with individuals accepting bribes who then support the racketeering activities. Agencies infiltrated include the Internal Revenue Service whose agents routinely harass individuals believed to be threats to the racketeering operations.
46. California court databases contain phony default judgments with the judgment documents having forged signatures of judges. But unlike Arizona, the judges whose names appear on such documents are not participants and do not know that their name and signature have been usurped.
47. The rolls of the State Bar of California and the State Bar of Arizona contain phantom attorneys—lawyers who do not exist except within the Bars’ databases. These ersatz attorneys are used to perpetuate the fake judgments and related court documents.

## DECLARATION AND AFFIDAVIT OF RICHARD MARK SALAZAR

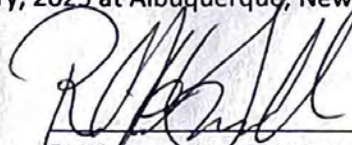
I, Richard Mark Salazar, do declare:

1. I am a resident of the State of New Mexico. I was born on September 8, 1983.
2. I am familiar with John Thaler and with Harris/Thaler Law. Mr. Thaler's office has worked with businesses owned by me and by family for more than ten (10) years. Said businesses include forensic accounting services. Harris/Thaler Law provides review of legal issues associated with the findings reached from the audits.
3. In August 2020, I became aware that Mr. Thaler's office was investigating several criminal enterprises. Those enterprises included a scheme concerning money laundering through purchases of single-family residences in several states including Arizona, California, Colorado, and New Mexico. I also became aware that Brittany Rae Chavez (aka Brittney Nicole Chavez), was directly involved in the laundering schemes.
4. Upon learning of the investigation, I informed Mr. Thaler that I was familiar with these schemes in New Mexico and was familiar from previous audits with a participant named "Brittney Nicole Chavez." Mr. Thaler and I then discovered that Brittney and Brittany are the same person. In fact, Ms. Chavez currently owns a residence in Mesa, Arizona under the name "Brittney Nicole Chavez." Further, signatures on recorded documents in Bernalillo County, New Mexico in the name of Brittany R. Chavez and Justin E. Chavez (as wife and husband) match signatures on documents recorded in Maricopa County, Arizona under Brittany R. Chavez and Justin E. Chavez.
5. On October 26, 2020, I was in Phoenix, Arizona. Mr. Thaler and I were working on the Brittany/Justin connection and on other documents evidencing a connection between recorded deeds in Maricopa County and in Bernalillo County.
6. On October 26, 2020, I learned that Brittany was likely residing at 2908 S. Abbey, Mesa, Arizona, a residence owned by Lawrence Cairo. Mr. Cairo apparently was the boyfriend of Brittany's mother, Dawna Chavez. At 8:00 a.m. I drove to the residence in an attempt to identify her location.
7. Upon arrival, I saw two unmarked white Econoline vans in the driveway. Two male individuals were loading each van with boxes located in the back of the garage of the residence. These boxes exceeded legal size Banker's boxes. I did not identify Brittany Chavez or Dawna Chavez as being present. I observed a total of twenty-three (23) boxes loaded into the two vans.
8. When they had finished loading the boxes, I approached the men. I stated that I was lost and needed assistance. One man walked toward me and attempted to assist me. At that time, I was able to see the contents of the boxes as they had not yet been sealed. Approximately seventeen (17) of them were filled with stacked documents marked with the words "General Election" and marked with the Maricopa County seal. Also, each ballot appeared to have been marked as if completed by a voter. The additional six (6) boxes contained saran wrapped cash in large denominations. Assuming no other material in the boxes, I calculated the number of ballots to exceed 6,000 per box and the cash to exceed \$1.2 million per box. However, when I attempted to get a closer look, one of the men quickly closed the doors to each van.
9. I then returned to my vehicle and drove about a block away. Moments later the individuals left the premises. They drove to an industrial park located in the 2800 block of 36<sup>th</sup> Street in Phoenix, Arizona. At that point, I left the area.
10. Immediately thereafter, this information was reported to Mr. Thaler.

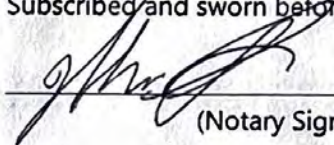
11. In August 2021, Mr. Thaler met with the New Mexico Attorney General Hector Balderas and his investigators regarding money laundering through purchases of single family residences, bribes to public officials, bankruptcy fraud and related criminal enterprises.

I declare under penalty of perjury that the foregoing is true and correct and if called as a witness, I could and would testify competently thereto.

Executed on this 22<sup>nd</sup> day of February, 2023 at Albuquerque, New Mexico.

  
RICHARD MARK SALAZAR

State of New Mexico, County of Bernalillo  
Subscribed and sworn before me on 2/22/23

  
(Notary Signature)



*The Talon Group*

49  
Es

After recording please mail to:

EverBank  
[Name]  
Post Closing  
[Attention]  
8200 Nations Way  
[Street Address]  
Jacksonville, FL 32256  
[City, State Zip Code]

\_\_\_\_\_  
[Space Above This Line For Recording Data]

4961210

Loan No.: 1595002974

MIN: 100063415950029746

**DEED OF TRUST**

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **November 21, 2007**, together with all Riders to this document.

(B) "Borrower" is **Kathleen M Hobbs** and Patrick T Goodman, wife and husband. Borrower is the trustor under this Security Instrument. Borrower's mailing address is **1511 E. Edgemont Avenue, Phoenix, AZ 85006**.

(C) "Lender" is **Everbank**. Lender is a **federal savings association** organized and existing under the laws of the **United States of America**. Lender's address is **2122 E. Highland Avenue, Suite 425, Phoenix, AZ 85016**.


(D) "Trustee" is **First American Title Ins. Co., a CA corp** P.O. Box 2922  
Phoenix, AZ 85062 *PH*  
*R*

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, Michigan 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **November 21, 2007**. The Note states that Borrower owes Lender **Two Hundred Thirty One Thousand Six Hundred and 00/100ths Dollars (U.S.**



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.



**Kathleen M Hobbs**

(Seal)  
-Borrower



**Patrick T Goodman**

(Seal)  
-Borrower

\_\_\_\_\_

(Seal)  
-Borrower

\_\_\_\_\_

(Seal)  
-Borrower

Unofficial Document

*[Acknowledgment on Following Page]*

ACKNOWLEDGMENT

State of Arizona

County of Maricopa



The foregoing instrument was acknowledged before me this 11-26-2007 (date) by Kathleen M Hobbs and Patrick T Goodman (name(s) of person(s) acknowledged).

Kathleen T. Veglia  
Signature  
E.O.

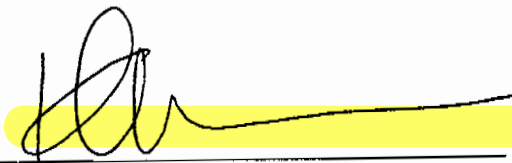


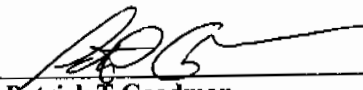
Title (and Rank)

Serial Number, if any

My Commission Expires: 11-03-10

Unofficial Document

  
\_\_\_\_\_  
Kathleen M Hobbs (Seal)  
-Borrower

  
\_\_\_\_\_  
Patrick T Goodman (Seal)  
-Borrower

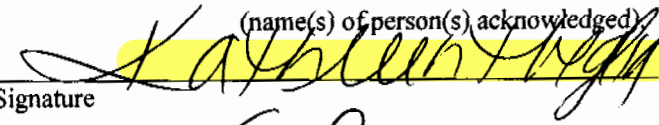
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

**ACKNOWLEDGMENT**

State of Arizona §  
County of Maricopa §

The foregoing instrument was acknowledged before me this Nov 26, 2007 (date) by  
**Kathleen M Hobbs and Patrick T Goodman**

(name(s) of person(s) acknowledged)  
  
Signature \_\_\_\_\_  
E.O.  
\_\_\_\_\_  
Title (and Rank)



(Seal)

Serial Number, if any

My Commission Expires:

**HOBBS DEED 2**

Unofficial  
20 Document

Return To:  
INDECOMM GLOBAL SERVICES

11  
Ho:

MS-FD-FW-9909, 1260 ENERGY  
LANE  
ST. PAUL, MN 55108

Prepared By:  
DANIEL VESTER  
FAIRWAY MORTGAGE  
5229 N 7TH AVENUE  
PHOENIX, AZ 85013  
602-265-5626 *ZOF2*

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ALL OR PART OF THE PURCHASE PRICE OF THE PROPERTY IS PAID FOR  
WITH THE MONEY LOANED.

PURCHASE MONEY  
RESIDENTIAL 1-4  
DEED OF TRUST

MIN 100392411204351087

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JULY 17, 2019 together with all Riders to this document.

(B) "Borrower" is PATRICK THOMAS GOODMAN AND KATHLEEN M HOBBS, HUSBAND AND WIFE

Borrower is the trustor under this Security Instrument. Borrower's mailing address is 4216 N 27TH ST UNIT 102, PHOENIX, ARIZONA 85016

(C) "Lender" is FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Lender is a CORPORATION organized and existing under the laws of THE STATE OF TEXAS, UNITED STATES OF AMERICA  
Lender's mailing address is 4201 MARSH LANE, CARROLLTON, TX 75007

8170380851



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
PATRICK THOMAS GOODMAN (Seal)  
-Borrower

\_\_\_\_\_  
KATHLEEN M HOBBS (Seal)  
-Borrower

\_\_\_\_\_  
-Borrower (Seal)  
-Borrower (Seal)

\_\_\_\_\_  
-Borrower (Seal)  
Unofficial Document -Borrower (Seal)

\_\_\_\_\_  
-Borrower (Seal)  
-Borrower (Seal)



STATE OF ARIZONA, Maricopa County ss:

The foregoing instrument was acknowledged before me this July 18, 2019  
by  
**PATRICK THOMAS GOODMAN AND KATHLEEN M HOBBS**

My Commission Expires: 1/31/21



**CONNIE MACARI**  
Notary Public - Arizona  
Maricopa County  
Expires 01/31/2021

[Signature]  
Notary Public


**LOAN ORIGINATION ORGANIZATION: FAIRWAY INDEPENDENT MORTGAGE CORPORATION**  
**NMLS ID: 2289**  
**LOAN ORIGINATOR: JEREMY SCHACHTER**  
**NMLS ID: 148435**

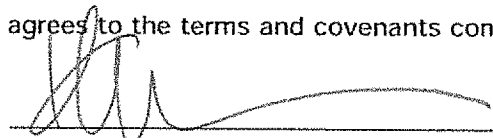
Unofficial Document

8170380851



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Condominium Rider.

  
\_\_\_\_\_  
PATRICK THOMAS GOODMAN (Seal)  
-Borrower

  
\_\_\_\_\_  
KATHLEEN M HOBBS (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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(Seal)  
-Borrower

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(Seal)  
-Borrower

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(Seal)  
-Borrower

Unofficial Document

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

8170380851

MULTISTATE CONDOMINIUM RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP®-8R (0810)

Page 3 of 3

Form 3140 1/01



**DHI TITLE AGENCY**

Return To:  
**INDECOMM GLOBAL SERVICES**

**MS-ED-FW-9909, 1427 ENERGY  
PARK DR.  
ST. PAUL, MN 55108**

**16  
mo**

Prepared By:  
**EVA RAMOS  
FAIRWAY MORTGAGE  
5229 N 7TH AVENUE  
PHOENIX, AZ 85013  
602-265-5626**

**11 21020428**

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**REFINANCE  
RESIDENTIAL 1-4  
DEED OF TRUST  
MIN 100392411207856058**

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **MARCH 02, 2021**, together with all Riders to this document.

(B) "Borrower" is **PATRICK THOMAS GOODMAN AND KATHLEEN M. HOBBS**, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Borrower is the trustor under this Security Instrument. Borrower's mailing address is **4216 N 27TH ST UNIT 102, PHOENIX, ARIZONA 85016**

(C) "Lender" is **FAIRWAY INDEPENDENT MORTGAGE CORPORATION**

Lender is a **CORPORATION** organized and existing under the laws of **THE STATE OF TEXAS**, **UNITED STATES OF AMERICA**  
Lender's mailing address is **4201 MARSH LANE, CARROLLTON, TX 75007**

**8170501637**

ARIZONA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
VMP  
Wollers Kluwer Financial Services

Form 3003-1/01 (rev. 8/02)  
VMP6A(AZ) (1302).00  
Page 1 of 15





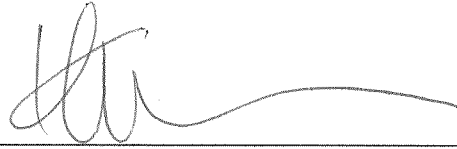
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_

  
\_\_\_\_\_  
**PATRICK THOMAS GOODMAN** (Seal)  
-Borrower

\_\_\_\_\_

  
\_\_\_\_\_  
**KATHLEEN M HOBBS** (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

Unofficial Document

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower



STATE OF Arizona , Maricopa County ss:

The foregoing instrument was acknowledged before me this March 2, 2021 by PATRICK THOMAS GOODMAN AND KATHLEEN M HOBBS

My Commission Expires: 7/31/2024

Elizabeth Downey  
Notary Public



Unofficial Document

LOAN ORIGINATION ORGANIZATION: FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
NMLS ID: 2289  
LOAN ORIGINATOR: JEREMY SCHACHTER  
NMLS ID: 148435

8170501637

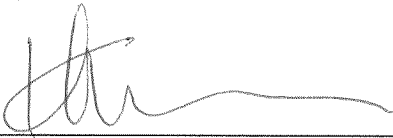
ARIZONA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
VMP  
Wolters Kluwer Financial Services

Form 3003 1/01 (rev. 6/02)  
VMP6A(AZ) (1302).00  
Page 15 of 15



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Condominium Rider.

  
\_\_\_\_\_  
**PATRICK THOMAS GOODMAN** (Seal)  
-Borrower

  
\_\_\_\_\_  
**KATHLEEN M HOBBS** (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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(Seal)  
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(Seal)  
-Borrower

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(Seal)  
-Borr/Unofficial Document

\_\_\_\_\_  
(Seal)  
-Borrower

MULTISTATE CONDOMINIUM RIDER - Single Family -  
Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Wolters Kluwer Financial Services, Inc.

**8170501637**  
Form 3140 1/01  
VMP8R (2006).01  
Page 3 of 3



# HOBBS DEED 4

# Unofficial 20 Document

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE AGENCY

ORDER #: 4724023740

WHEN RECORDED MAIL TO

Patrick Thomas Goodman, Kathleen M Hobbs  
4216 N 27<sup>th</sup> Street Unit 102  
Phoenix, AZ 85016

11  
Ho:

1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged AGMK Consulting, LLC, an Arizona limited liability company

Do hereby convey to Patrick Thomas Goodman and Kathleen M Hobbs, husband and wife

the following real property situated in Maricopa County, Arizona:

Unit A1, Valencia Townhomes, a Condominium Community, according to Declaration of Condominium recorded in Document No. 2004-438446 and re-recorded in Document No. 2005-1883965, both of Official Records, and plat recorded in Book 682 of Maps, page 32, records of Maricopa County, Arizona.

TOGETHER WITH an undivided interest in the Common Elements as set forth in said Declaration and Plat and any Annexations thereto.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: June 26, 2019

AGMK Consulting, LLC, an Arizona limited liability company

By: [Signature]  
Galina Pandey, Managing Member

State of Victoria  
County of AUSTRALIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2019  
by Galina Pandey, Managing Member of AGMK Consulting, LLC an Arizona limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public

OLIVE MAXWELL NICHOLSON  
1 Calgary Court, Glen Waverley  
Victoria, Australia  
Notary Public



Escrow No.: 4724023740

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

Patrick Thomas Goodman and Kathleen M Hobbs, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Warranty deed which is Dated June 26, 2019 and executed by AGMK Consulting, LLC, an Arizona limited liability company, as Grantor and Patrick Thomas Goodman and Kathleen M Hobbs, husband and wife, as Grantee and which instrument concerns the following described property:

Unit A1, Valencia Townhomes, a Condominium Community, according to Declaration of Condominium recorded in Document No. 2004-438446 and re-recorded in Document No. 2005-1883965, both of Official Records, and plat recorded in Book 682 of Maps, page 32, records of Maricopa County, Arizona.

TOGETHER WITH an undivided interest in the Common Elements as set forth in said Declaration and Plat and any Annexations thereto.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Unofficial Document

[Signature]  
Patrick Thomas Goodman

[Signature]  
Kathleen M Hobbs

State of AZ  
County of Maricopa

The foregoing instrument was acknowledged before me this 18 day of July, 2019 by Patrick Thomas Goodman and Kathleen M Hobbs.

[Signature]  
Notary Public



CONNIE MACARI  
Notary Public - Arizona  
Maricopa County  
Expires 01/31/2021

# HOBBS DEED 5

# Unofficial Document

Return To:  
NATIONAL CITY MORTGAGE CO  
P.O. Box 8800  
Dayton, OH 45401-8800

SECURITY TITLE AGENCY

Prepared By:

HELEN PURCELL  
2001-0586088 06/29/2001 05:00

BECKY 8 OF 38

JOMORE CURRIE  
NATIONAL CITY MORTGAGE CO  
P.O. Box 8800  
Dayton, OH 45401-8800

0000312710

55-0146090

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5/5

## DEED OF TRUST

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated June 19, 2001 together with all Riders to this document.
- (B) "Borrower" is

PATRICK T GOODMAN and KATHLEEN M HOBBS Husband and Wife

TTD

Borrower is the trustor under this Security Instrument. Borrower's mailing address is 1511 E EDMONT AVE PHOENIX AZ 85006

- (C) "Lender" is National City Mortgage Co dba Commonwealth United Mortgage Company

Lender is a corporation organized and existing under the laws of The State of Ohio

ARIZONA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3003 1/01

VMP -6(AZ) (0005)

Page 1 of 15

Initials: 



VMP MORTGAGE FORMS - (800)521-7291



# SCAN

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 PATRICK T GOODMAN -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 KATHLEEN M HOBBS -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower Unofficial Document

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

STATE OF ARIZONA,

MARICOPA

County ss:

The foregoing instrument was acknowledged before me this

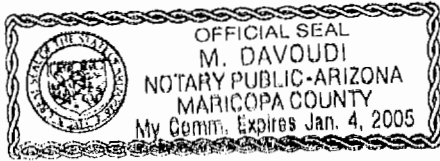
6/20/01

by

PATRICK T. GOODMAN, KATHLEEN M. HOBBS

My Commission Expires:

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



Unofficial Document

Initials: \_\_\_\_\_



HOBBS DEED 6

HOLD FOR PICK UP

2005-1159174 11/17/05 08:40
13 OF 33
PALUMBOA

Recording Requested By:
OWNIT MORTGAGE SOLUTIONS, INC.

And After Recording Return To:
OWNIT MORTGAGE SOLUTIONS, INC.
27349 AGOURA ROAD, SUITE 100
AGOURA HILLS, CALIFORNIA 91301
Loan Number: 4604880

[Space Above This Line For Recording Data]
4591080 // DEED OF TRUST

MIN: 100224620001127573

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated NOVEMBER 9, 2005, together with all Riders to this document.
(B) "Borrower" is KATHLEEN M. HOBBS AND PATRICK T. GOODMAN, WIFE AND HUSBAND AS JOINT TENANTS

Borrower is the trustor under this Security Instrument. Borrower's mailing address is 1511 EAST EDGEMONT AVENUE, PHOENIX, ARIZONA 85006

- (C) "Lender" is OWNIT MORTGAGE SOLUTIONS, INC.

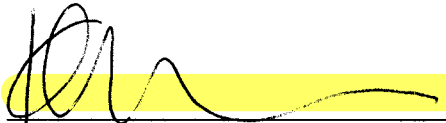
Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's mailing address is 27349 AGOURA ROAD, SUITE 100, AGOURA HILLS, CALIFORNIA 91301


- (D) "Trustee" is TALON GROUP
Trustee's mailing address is 3923 S. MCCLINTOCK DRIVE #410, TEMPE, ARIZONA 85282

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

- (F) "Note" means the promissory note signed by Borrower and dated NOVEMBER 9, 2005. The Note states that Borrower owes Lender ONE HUNDRED EIGHTY-NINE THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$189,500.00) plus interest.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

  
\_\_\_\_\_  
KATHLEEN M. HOBBS (Seal)  
-Borrower

  
\_\_\_\_\_  
PATRICK T. GOODMAN (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Unofficial Document

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

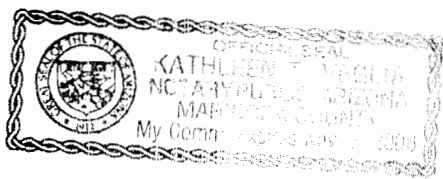
State of Arizona  
County of

Maricopa

The foregoing instrument was acknowledged before me this  
by KATHLEEN M. HOBBS, PATRICK T. GOODMAN

11th day of Nov  
2007

Kathleen Hobbs  
Signature of Person Taking Acknowledgment



\_\_\_\_\_  
Title

\_\_\_\_\_  
Serial Number, if any

(Seal)

My commission expires:

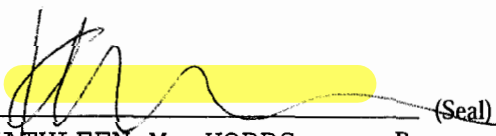
Unofficial Document


assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

  
\_\_\_\_\_  
KATHLEEN M. HOBBS -Borrower (Seal)

  
\_\_\_\_\_  
PATRICK T. GOODMAN -Borrower (Seal)

Unofficial Document

\_\_\_\_\_  
-Borrower (Seal)

\_\_\_\_\_  
-Borrower (Seal)

\_\_\_\_\_  
-Borrower (Seal)

\_\_\_\_\_  
-Borrower (Seal)

Additional Payment Examples:

The following payment examples for a fifteen (15) year loan show how your payments could change if the interest rate rises to the maximum amount.

Fully Indexed Initial Interest Rate Loan: On a \$10,000 loan with an initial interest rate of 7.47% (the margin plus the Index value for the first week in January, 2004), the maximum amount the interest rate can rise in this program is 6.00 percentage points, to 13.47%, and the monthly payment can rise from a first year payment of \$92.53 to a maximum of \$123.80 in the fifth year. To see what your monthly payment would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount. For example, the initial monthly payment for a mortgage amount of \$60,000 would be: \$60,000 divided by the \$10,000 = 6; 6 X \$92.53 = \$555.18 per month.

Discounted Initial Interest Rate Loan: On a \$10,000 loan with an initial interest rate of 6.75% (the margin plus the Index value for the first week in January 2004, decreased by a discount we have used recently), the maximum amount the interest rate can rise under this program is 6.00 percentage points, to 12.75%, and the monthly payment can rise from a first year payment of \$88.49 to a maximum of \$118.98 in the fifth year. To see what your monthly payment would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount. For example, the initial monthly payment for a mortgage amount of \$60,000 would be: \$60,000 divided by \$10,000 = 6; 6 X \$88.49 = \$530.94 per month.

Premium Initial Interest Rate Loan: On a \$10,000 loan with an initial interest rate of 9.25% (the margin plus the index value for the first week in January 2004, increased by a premium we have used recently), the maximum amount the interest rate can rise under this program is 6.00 percentage points to 15.25%, and the monthly payment can rise from a first year payment of \$102.92 to a maximum of \$136.01 in the fifth year. To see what your monthly payment would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount. For example, the initial monthly payment for a mortgage amount of \$60,000 would be: \$60,000 divided by \$10,000 = 6; 6 X \$102.92 = \$617.52 per month.

- 3. You will be notified in writing at least 25 days before a payment adjustment becomes effective and a new payment amount is due. This notice will contain information about your current and prior interest rate, your payment amount, and loan balance.

Date Printed: 11-11-05

COPY RECEIVED BY:

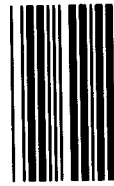
Borrower [Signature] Date 11/11/05 Borrower [Signature] Date 11/11/05

Unofficial Document

Borrower \_\_\_\_\_ Date \_\_\_\_\_ Borrower \_\_\_\_\_ Date \_\_\_\_\_

Borrower \_\_\_\_\_ Date \_\_\_\_\_ Borrower \_\_\_\_\_ Date \_\_\_\_\_

HOBBS DEED 7



OFF MARICOPPA HELEN PURCELL 2003-1542426 11/06/03 09:45 11 OF 25

AL/BI/SC/LE

41365

After Recordation Return to: COMPASS BANK P. O. Box 10566 Birmingham, AL 35296

Maricopa, AZ

\$13.00

HOME EQUITY LINE DEED OF TRUST ASSIGNMENT OF RENTS AND FIXTURE FILING

41-4355760000601320

BORROWER KATHLEEN M HOBBS PATRICK T GOODMAN ADDRESS 1511 E EDGEMONT AVE PHOENIX, AZ 85006 TELEPHONE NO. IDENTIFICATION NO.

GRANTOR/TRUSTOR KATHLEEN M HOBBS, AND SPOUSE PATRICK T GOODMAN ADDRESS 1511 E EDGEMONT AVE PHOENIX, AZ 85006 TELEPHONE NO. IDENTIFICATION NO.

TRUSTEE: COMPASS BANK P. O. Box 52180, Phoenix, AZ 85072

In consideration of the loan or other credit accommodation hereinafter specified and any future advances or future Obligations, as defined herein, which may hereafter be advanced or incurred and the trust hereinafter mentioned and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby irrevocably bargains, sells, transfers, grants, conveys and assigns to Trustee, his successors and assigns, in trust, for Compass Bank, 2850 E. Camelback Road #140, Phoenix, AZ 85016

(Lender), the beneficiary under this Deed of Trust, with power of sale and right of entry and possession all of Grantor's present and future estate, right, title and interest in and to the real property described in Schedule A which is attached to this Deed of Trust and incorporated herein by this reference, together with all present and future improvements and fixtures; all tangible personal property including, without limitation, all machinery, equipment, building materials, and goods of every nature (excluding household goods) now or hereafter located on or used in connection with the real property, whether or not affixed to the land; all privileges, hereditaments, and appurtenances; all leases, licenses and other agreements; all rents, issues and profits; all water, well, ditch, reservoir and mineral rights and stocks pertaining to the real property (cumulatively "Property"); to have and to hold the Property and the rights hereby granted for the use and benefit of Trustee, his successors and assigns, until payment in full of all Obligations secured hereby.

Table with 6 columns: INTEREST RATE, PRINCIPAL AMOUNT/CREDIT LIMIT, FUNDING/AGREEMENT DATE, MATURITY DATE, CUSTOMER NUMBER, LOAN NUMBER. Values include VARIABLE, \$14,500.00, 10/10/03, 10/10/38, and loan number 55760000177206.

Moreover, in further consideration, Grantor does, for Grantor and Grantor's heirs, representatives, successors, and assigns, hereby expressly warrant, covenant, and agree with Lender and Trustee and their successors and assigns as follows:

- 1. OBLIGATIONS. This Deed of Trust shall secure the payment and performance of all present and future indebtedness, liabilities, obligations and covenants of Borrower or Grantor (cumulatively "Obligations") to Lender pursuant to: (a) this Deed of Trust and the following promissory notes and other agreements; (b) all other present or future written agreements with Lender which refer specifically to this Deed of Trust (whether executed for the same or different purposes than the foregoing); (c) any guaranty of obligations of other parties given to Lender now or hereafter executed which refers to this Deed of Trust;

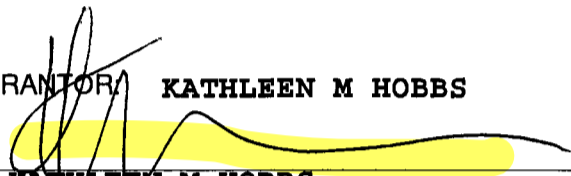
**37. MISCELLANEOUS.** Grantor is the Trustor under this Deed of Trust. Grantor and Lender agree that time is of the essence. Grantor waives presentment, demand for payment, notice of dishonor and protest except as required by law. All references to Grantor in this Deed of Trust shall include all persons signing below. If there is more than one Grantor, their Obligations shall be joint and several. This Deed of Trust represents the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions hereof.


**38. JURY TRIAL WAIVER. LENDER AND GRANTOR HEREBY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY CIVIL ACTION ARISING OUT OF, OR BASED UPON, THIS DEED OF TRUST.**

**39. ADDITIONAL TERMS:**

Grantor acknowledges that Grantor has read, understands, and agrees to the terms and conditions of this Deed of Trust, and acknowledges receipt of an exact copy of same.

Dated this 10th day of October, 2003

GRANTOR: **KATHLEEN M HOBBS**  
  
\_\_\_\_\_  
**KATHLEEN M HOBBS**

GRANTOR: **PATRICK T GOODMAN**  
  
\_\_\_\_\_  
**PATRICK T GOODMAN**

GRANTOR:  
\_\_\_\_\_

GRANTOR: \_\_\_\_\_  
Unofficial Document

GRANTOR:  
\_\_\_\_\_

GRANTOR:  
\_\_\_\_\_

GRANTOR:  
\_\_\_\_\_

GRANTOR:  
\_\_\_\_\_

Acknowledgments

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October 2003

by Richard M. Davis & Patrick T. Bookman

Signature of person taking acknowledgment

Karlyn Llorente

Title or Rank



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by \_\_\_\_\_

Signature of person taking acknowledgment

\_\_\_\_\_

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by \_\_\_\_\_

Unofficial Document

Signature of person taking acknowledgment

\_\_\_\_\_

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by \_\_\_\_\_

Signature of person taking acknowledgment

\_\_\_\_\_

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by \_\_\_\_\_

Signature of person taking acknowledgment

\_\_\_\_\_

Title or Rank



98  
Yo

**Kathleen Hobbs**  
1100 E. Osborn Rd, Apt 149  
Phoenix, AZ 85014

**DO NOT PAY THIS STATEMENT. THIS IS NOT A BILL. THE INFORMATION PROVIDED BELOW IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS A LIEN ON ANY CLAIMS OF LIABILITY OR INDEMNITY OF THE PATIENT ARISING FROM THIS TREATMENT.**

**NOTICE AND CLAIM OF HEALTH CARE PROVIDER LIEN**

**Name & Address of Claimant Provider:** Dignity Health dba St. Joseph's Hospital and/or St. Joseph's Westgate  
350 West Thomas Road, Phoenix, AZ 85013

**Name & Address of Agent:** Richard B. Burnham, Gammage & Burnham, 2 N. Central Ave., 15<sup>th</sup> Fl, Phoenix, AZ 85004

**Name of Patient:** Kathleen Hobbs

**Account No.:** 38795613 and continuing care and any follow up accounts.

**Dates of Patient's Service:** 8/14/2018

**Amount Due for Care of Patient:** \$4,724.00

**Physician Business Service Charges:** INQUIRE

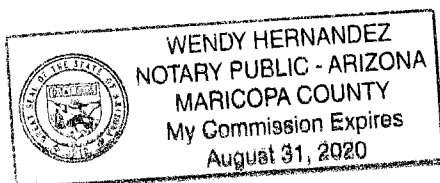
Dignity Health pursuant to the laws of the State of Arizona hereby claims a lien upon any and all causes of action, suits, claims, counter-claims, or demands for damages accruing to the patient named herein, or to the legal representative of such patient, on account of injuries giving rise to such causes of action and which necessitated his or her care, for its customary charges for hospital and physician care and treatment of the above named injured patient to the sum hereinabove claimed to be due together with any charges owing for continuing treatment. Dignity Health and any physicians for whom it is acting as agent or assignee claim an ongoing lien for any continuing treatment related to these injuries. Dignity Health is filing the physician's lien as agent or assignee for the physician. The name and address of the patient stated above are as they appear on the records of this hospital. Within five (5) days of recording this lien a copy will be mailed to the patient. This lien does not reflect on the patient's credit as it will attach to third party claims even if the patient has no personal liability for the bill. *See Andrews, et al. v. Samaritan Health System*, 201 Ariz. 379, 36 P.3d 57 (App. 2001); A.R.S. § 36-2903.01(G)(4).

If Dignity Health received payment on the above account(s) from Medicare or a Medicare Advantage plan, this lien will be enforced only to the extent of any unpaid deductibles, co-insurance, or other personal liability of the patient.

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

The signatory, upon her oath deposes and states that she is Lockbox Supervisor for Patient Financial Services of Optum360 and makes this Notice and Claim of Lien for and on behalf of said hospital, being authorized to do so, that the statements contained in the foregoing Notice and Claim of Lien are true.

Rosanna Sawalhi  
Rosanna Sawalhi  
Dated: September 13, 2018  
Notary Public



HOBBS DEED 9



0  
MARI HELEN FURCELL  
2002-0718705 07/16/02 08:48  
4 OF 21  
DELROSSA

After Recordation Return to:  
COMPASS BANK  
P. O. Box 10566  
Birmingham, AL 35296

HOME EQUITY LINE DEED OF TRUST  
ASSIGNMENT OF RENTS AND FIXTURE FILING

41-5456562100240669-41365

BORROWER	
PATRICK T GOODMAN KATHLEEN M HOBBS	
ADDRESS	
1511 EAST EDMONT PHOENIX, AZ 85006	
TELEPHONE NO.	IDENTIFICATION NO.

GRANTOR/TRUSTOR	
PATRICK T GOODMAN, AND WIFE KATHLEEN M HOBBS	
ADDRESS	
1511 EAST EDMONT PHOENIX, AZ 85006	
TELEPHONE NO.	IDENTIFICATION NO.

TRUSTEE: COMPASS BANK  
P. O. Box 3018, Tucson, Arizona 85702

In consideration of the loan or other credit accommodation hereinafter specified and any future advances or future Obligations, as defined herein, which may hereafter be advanced or incurred and the trust hereinafter mentioned and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby irrevocably bargains, sells, transfers, grants, conveys and assigns to Trustee, his successors and assigns, in trust, for Compass Bank, 2850 E. Camelback Road #140, Phoenix, AZ 85016

(“Lender”), the beneficiary under this Deed of Trust, with power of sale and right of entry and possession all of Grantor's present and future estate, right, title and interest in and to the real property described in Schedule A which is attached to this Deed of Trust and incorporated herein by this reference, together with all present and future improvements and fixtures; all tangible personal property including, without limitation, all machinery, equipment, building materials, and goods of every nature (excluding household goods) now or hereafter located on or used in connection with the real property, whether or not affixed to the land; all privileges, hereditaments, and appurtenances; all leases, licenses and other agreements; all rents, issues and profits; all water, well, ditch, reservoir and mineral rights and stocks pertaining to the real property (cumulatively “Property”); to have and to hold the Property and the rights hereby granted for the use and benefit of Trustee, his successors and assigns, until payment in full of all Obligations secured hereby.

INTEREST RATE	PRINCIPAL AMOUNT/ CREDIT LIMIT	FUNDING/ AGREEMENT DATE	MATURITY DATE	CUSTOMER NUMBER	LOAN NUMBER
VARIABLE	\$14,500.00	06/18/02	06/18/37		56562100240669

Moreover, in further consideration, Grantor does, for Grantor and Grantor's heirs, representatives, successors, and assigns, hereby expressly warrant, covenant, and agree with Lender and Trustee and their successors and assigns as follows:

1. OBLIGATIONS. This Deed of Trust shall secure the payment and performance of all present and future indebtedness, liabilities, obligations and covenants of Borrower or Grantor (cumulatively “Obligations”) to Lender pursuant to:


- (a) this Deed of Trust and the following promissory notes and other agreements:
- (b) all other present or future written agreements with Lender which refer specifically to this Deed of Trust (whether executed for the same or different purposes than the foregoing)
- (c) any guaranty of obligations of other parties given to Lender now or hereafter executed which refers to this Deed of Trust;

**37. MISCELLANEOUS.** Grantor is the Trustor under this Deed of Trust. Grantor and Lender agree that time is of the essence. Grantor waives presentment, demand for payment, notice of dishonor and protest except as required by law. All references to Grantor in this Deed of Trust shall include all persons signing below. If there is more than one Grantor, their Obligations shall be joint and several. This Deed of Trust represents the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions hereof.  
**38. JURY TRIAL WAIVER. LENDER AND GRANTOR HEREBY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY CIVIL ACTION ARISING OUT OF, OR BASED UPON, THIS DEED OF TRUST.**  
**39. ADDITIONAL TERMS:**

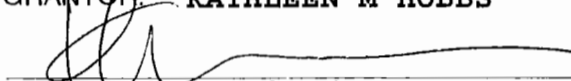
Grantor acknowledges that Grantor has read, understands, and agrees to the terms and conditions of this Deed of Trust, and acknowledges receipt of an exact copy of same.

Dated this 18th day of June, 2002

GRANTOR: **PATRICK T GOODMAN**

  
\_\_\_\_\_  
**PATRICK T GOODMAN**

GRANTOR: **KATHLEEN M HOBBS**

  
\_\_\_\_\_  
**KATHLEEN M HOBBS**

GRANTOR:

\_\_\_\_\_

GRANTOR: Unofficial Document

\_\_\_\_\_

GRANTOR:

\_\_\_\_\_

GRANTOR:

\_\_\_\_\_

GRANTOR:

\_\_\_\_\_

GRANTOR:

\_\_\_\_\_

Acknowledgments

20020718705

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by \_\_\_\_\_

Signature of person taking acknowledgment

Es. FSR Notary  
Title or Rank



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by \_\_\_\_\_

Signature of person taking acknowledgment

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by \_\_\_\_\_

Unofficial Document

Signature of person taking acknowledgment

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by \_\_\_\_\_

Signature of person taking acknowledgment

Title or Rank

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by \_\_\_\_\_

Signature of person taking acknowledgment

Title or Rank

# HOBBS DEED 10

# Unofficial Document

This Instrument Was Prepared By:

WEBER, DANA

SIERRA PACIFIC MORTGAGE COMPANY, INC.

2555 EAST CAMELBACK, SUITE 550

PHOENIX, AZ 85016

602 889-1103

When Recorded Mail To:

MIP INSURING DEPARTMENT

SIERRA PACIFIC MORTGAGE COMPANY, INC.

11000 OLSON DRIVE, SUITE 202

RANCHO CORDOVA, CA 95670

(916) 638-7700

1/1 Title Services of the Valley, L.L.C.

200 3055

[Space Above This Line For Recording Data]

Loan No: 0000143496

Parcel ID No.: 117-20-021

## DEED OF TRUST

MIN: 1000703-0000143496-5

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated APRIL 28, 2003, together with all Riders to this document.

(B) "Borrower" is PATRICK T GOODMAN and KATHLEEN M HOBBS, HUSBAND AND WIFE

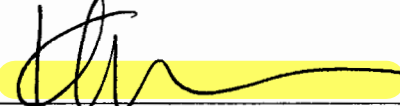
Borrower is the trustor under this Security Instrument. Borrower's mailing address is 1511 EAST EDGEMONT AVENUE, PHOENIX, AZ 85006

(C) "Lender" is SIERRA PACIFIC MORTGAGE COMPANY, INC.

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's mailing address is 11000 OLSON DRIVE, SUITE 202, RANCHO CORDOVA, CA 95670

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

  
\_\_\_\_\_  
PATRICK T GOODMAN (Seal)  
-Borrower

  
\_\_\_\_\_  
KATHLEEN M HOBBS (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Loan No: 0000143496

STATE OF ARIZONA,

Maricopa COUNTY ss

The foregoing instrument was acknowledged before me this 30th day of April, 2003 by

Patrick T. Goodman & Kathleen M. Hobbs

My Commission Expires: Oct 31, 2006

  
\_\_\_\_\_  
Unofficial Document ary Public

# HOBBS DEED

# Unofficial Document

RECORDING REQUESTED BY

TRANSNATION TITLE INS. CO.

Name: HART WEST FINANCIAL INC.

RETURN TO

Name: HART WEST FINANCIAL INC.  
Address: 5251 NORTH 16TH STREET, SUITE 100  
PHOENIX, ARIZONA 85016



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

97-0662969 09/24/97 03:13

LILIAN 7 OF 80

Loan Number 375338-1

[Space Above This Line For Record]

201778 2/3

## DEED OF TRUST

FHA CASE NO.
021-915763-4

THIS DEED OF TRUST ("Security Instrument") is made on SEPTEMBER 22, 1997  
The trustor is PATRICK GOODMAN AND KATHLEEN M. HOBBS, HUSBAND AND WIFE

1226 EAST WINDSOR AVENUE, PHOENIX, ARIZONA 85006 ("Borrower"), whose address is

TRANSNATION TITLE INSURANCE COMPANY, an Arizona corporation, The trustee is  
("Trustee"), whose address is

510 S. GREENFIELD, STE 1, MESA, ARIZONA 85206 The beneficiary is  
HART WEST FINANCIAL INC., AN ARIZONA CORPORATION

which is organized and existing under the laws of ARIZONA, and whose address is  
5251 NORTH 16TH STREET, SUITE 100, PHOENIX, ARIZONA 85016

("Lender"). Borrower owes Lender the principal sum of  
EIGHTY NINE THOUSAND FOUR HUNDRED AND 00/100\*\*\*\*\*  
Dollars (U.S. \$ 89,400.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if  
not paid earlier, due and payable on OCTOBER 1, 2027. This Security Instrument secures  
to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the  
security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with  
power of sale, the following described property located in

MARICOPA County, Arizona:  
LOT 59, SOUTH COUNTRY CLIB MANOR, ACCORDING TO BOOK 32 OF MAPS, PAGE  
18, RECORDS OF MARICOPA COUNTY, ARIZONA  
A.P.N. #: 11721060

which has the address of 1226 EAST WINDSOR AVENUE, PHOENIX  
[Street] [City]  
Arizona 85006 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements,  
appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be  
covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."  
BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to  
grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower  
warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances  
of record.

Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph 18 or applicable law.

19. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Substitute Trustee. Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

21. Time of Essence. Time is of the essence in each covenant of this Security Instrument.

22. Mailing Addresses. Borrower's mailing address is the Property address. Trustee's mailing address is

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- Condominium Rider
- Graduated Payment Rider
- Growing Equity Rider
- Planned Unit Development Rider
- Adjustable Rate Rider
- Rehabilitation Loan Rider
- Non-Owner Occupancy Rider
- Other [Specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 5 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

*Patrick Goodman* (Seal) *Kathleen M. Hobbs* (Seal)  
 PATRICK GOODMAN -Borrower KATHLEEN M. HOBBS -Borrower  
Unofficial Document

\_\_\_\_ (Seal) -Borrower      \_\_\_\_\_ (Seal) -Borrower

\_\_\_\_ (Seal) -Borrower      \_\_\_\_\_ (Seal) -Borrower

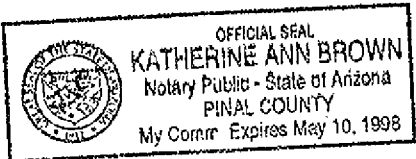
Witness: \_\_\_\_\_      Witness: \_\_\_\_\_

STATE OF ARIZONA, MARICOPA County ss:

The foregoing instrument was acknowledged before me this September 23, 1997 [date]  
 by Patrick Goodman and Kathleen M. Hobbs  
 [person acknowledging]

My Commission expires: 5/10/98

*Katherine Ann Brown* Notary Public



ORIGINAL




**(F) Notice of Changes**

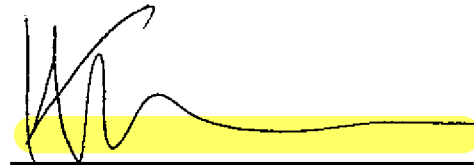
Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the Current Index and the date it was published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from time to time.

**(G) Effective Date of Changes**

A new interest rate calculated in accordance with paragraphs (C) and (D) of this Rider will become effective on the Change Date. Borrower shall make a payment in the new monthly amount beginning on the first payment date which occurs at least 25 days after Lender has given Borrower the notice of changes required by Paragraph (F) of this Rider. Borrower shall have no obligation to pay any increase in the monthly payment amount calculated in accordance with Paragraph (E) of this Rider for any payment date occurring less than 25 days after Lender has given the required notice. If the monthly payment amount calculated in accordance with Paragraph (E) of this Rider decreased, but Lender failed to give timely notice of the decrease and Borrower made any monthly payment amounts exceeding the payment amount which should have been stated in a timely notice, then Borrower has the option to either (i) demand the return to Borrower of any excess payment, with interest thereon at the Note rate (a rate equal to the interest rate which should have been stated in a timely notice), or (ii) request that any excess payment, with interest thereon at the Note rate, be applied as payment of principal. Lender's obligation to return any excess payment with interest on demand is not assignable even if the Note is otherwise assigned before the demand for return is made.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in pages 1 and 2 of this Adjustable Rate Rider.

  
\_\_\_\_\_  
PATRICK GOODMAN (Seal)  
-Borrower

  
\_\_\_\_\_  
KATHLEEN M. HOBBS (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Unofficial Document

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

ORIGINAL

Recording Requested By:

16  
br

UNITED SHORE FINANCIAL SERVICES, LLC  
585 SOUTH BOULEVARD E  
PONTIAC, MI 48341  
ATTN: POST CLOSING MANAGER

And After Recording Return To:

UNITED SHORE FINANCIAL SERVICES, LLC  
585 SOUTH BOULEVARD E PONTIAC, MI  
48341 ATTN: POST CLOSING MANAGER  
Loan Number: 1220644727

A-121780

[Space Above This Line For Recording Data]

### DEED OF TRUST

MIN: 100032412206447275

MERS Phone: 888-679-6377

#### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated OCTOBER 10, 2020, together with all Riders to this document.
- (B) "Borrower" is Katherine Constance Hobbs, Unmarried Woman, As Sole Owner

Borrower is the trustor under this Security Instrument. Borrower's mailing address is 3633 N. 3rd Ave Unit 2053, Phoenix, Arizona 85013

- (C) "Lender" is United Wholesale Mortgage

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN  
Lender's mailing address is 585 South Boulevard E, Pontiac, Michigan 48341

- (D) "Trustee" is MICHAEL A. BOSCO, JR., ESQ. TIFFANY & BOSCO P.A.

Trustee's mailing address is 2525 E. CAMELBACK ROAD, PHOENIX, ARIZONA 85016-9240

- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security



[Space Below This Line For Acknowledgment]

State of ARIZONA

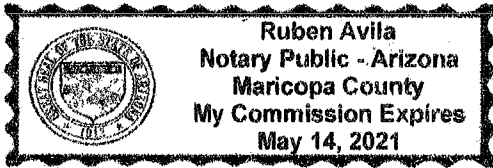
County of MARICOPA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October 2020,

by \_\_\_\_\_

Katherine Constance Hobbs, Unmarried Woman, As Sole Owner

\_\_\_\_\_  
(Signature of Person Taking Acknowledgment)



(Seal)

Notary Public  
(Title or Rank)

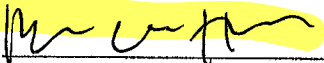
Unofficial Document

\_\_\_\_\_  
(Serial Number, if any)

Loan Originator: Ryan Ehler, NMLSR ID 1607795  
Loan Originator Organization: Price Mortgage LLC, NMLSR ID 1429043  
Loan Originator Organization: UNITED WHOLESALE MORTGAGE, NMLSR ID 3038



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Condominium Rider.

  
\_\_\_\_\_(Seal)  
Katherine Constance Hobbs -Borrower

Unofficial Document



First American Title

15.  
Yo

When recorded, return to:  
Alliance Financial Resources, LLC, ISAOA  
Attn: Final Document Department  
5410 East High Street, Suite 200  
Phoenix, AZ 85054

Title Order No.: 264-5911042  
Escrow No.: 264-5911042  
LOAN #: 100094394

[Space Above This Line For Recording Data]

**DEED OF TRUST  
RESIDENTIAL 1-4**

MIN 1005339-0000091328-0

MERS PHONE #: 1-888-679-6377

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **May 25, 2018**, together with all Riders to this document.

(B) "Borrower" is **KATHERINE CONSTANCE HOBBS, AN UNMARRIED WOMAN.**

Borrower is the trustor under this Security Instrument. Borrower's mailing address is **3633 N. 3rd Avenue Unit #2053, Phoenix, AZ 85013.**

(C) "Lender" is **Alliance Financial Resources, LLC.**

Lender is a **Limited Liability Company, Arizona, Suite 200, Phoenix, AZ 85054.**

organized and existing under the laws of Lender's mailing address is **5410 East High Street,**

(D) "Trustee" is **First American Title Insurance Company.**

Trustee's mailing address is **4435 E. Chandler Blvd, Suite 100, Phoenix, AZ 85048.**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **May 25, 2018.** The Note states that Borrower owes Lender **ONE HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED FIFTY AND NO/100\*\*\*\*\* Dollars (U.S. \$198,550.00 )** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **June 1, 2048.**

LOAN #: 100094394

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

  
KATHERINE CONSTANCE HOBBS

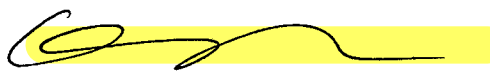
05/25/2018 (Seal)  
DATE

State of ARIZONA

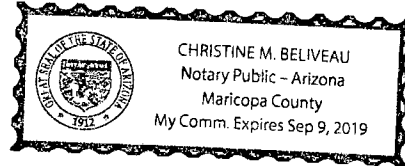
County of MARICOPA

The foregoing instrument was acknowledged before me this MAY 25, 2018(date) by KATHERINE CONSTANCE HOBBS.

My Commission Expires: 9.9.2019

  
Notary Public

Lender: Alliance Financial Resources, LLC  
NMLS ID: 142084  
Loan Originator: Ryan David Coday  
NMLS ID: 53012



Unofficial Document

LOAN #: 100094394

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Condominium Rider.

  
KATHERINE CONSTANCE HOBBS

05/25/2018 (Seal)  
DATE

Unofficial Document

# Unofficial 20 Document

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

21  
Ho:

Richard Gardiner and Omar Gardiner  
3633 N 3rd Ave 2053  
Phoenix, AZ 85013

---

Escrow No.: 50221156-ka

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Katherine Constance Hobbs**, an unmarried woman, the GRANTOR

does hereby convey to

**Richard Gardiner and Omar Gardiner, a married couple**, the GRANTEE,

the following real property situated in **MARICOPA** County, Arizona:

UNIT 2053, OF 3RD AVENUE PALMS CONDOMINIUMS, RECORDED AS 2005-1708788; RE-RECORDED 2005-1858659; FIRST AMENDMENT RECORDED AS 2006-122022; SECOND AMENDMENT RECORDED AS 2006-0123158; THIRD AMENDMENT RECORDED AS 2006-0468144 AND FOURTH AMENDMENT RECORDED AS 2006-0534661; FIFTH AMENDMENT RECORDED AS 2010-867511; SIXTH AMENDMENT RECORDED AS 2010-1066436, AND SEVENTH AMENDMENT RECORDED AS 2010-1082187, ALL OF OFFICIAL RECORDS AND SHOWN ON THE PLAT OF SAID CONDOMINIUM AS RECORDED IN BOOK 790 OF MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AND AFFIDAVIT RECORDED AS 2006-0044923A AND AS 2006-0609423 AND AFFIDAVIT OF CORRECTION RECORDED AS 2010-0867512, ALL OF OFFICIAL RECORDS.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

**See Signatures and Notary Acknowledgment Page Attached**



Warranty Deed - continued

Escrow No.: 50221156-ka

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: August 30, 2022

[Signature]  
Katherine Constance Hobbs

STATE OF ARIZONA }  
COUNTY OF Maricopa } }SS

Subscribed and sworn to before me this 16 day of Sep. 20 22, by  
Katherine Constance Hobbs.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public



MARIAH HAMILTON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 593386  
Expires December 1, 2024

My Commission Expires: 12-01-2024 Unofficial Document

Escrow No.: 50221156-ka

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to that particular Warranty Deed dated August 30, 2022 by and between

**Katherine Constance Hobbs**, as Grantors, and

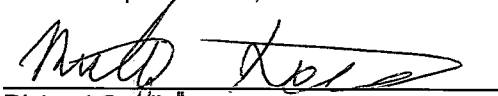
**Richard Gardiner and Omar Gardiner**, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: September 23, 2022

Unofficial Document



Richard Gardiner



Omar Gardiner

STATE OF ARIZONA }  
COUNTY OF Maricopa }SS

Subscribed and sworn to before me this 27 day of Sep 2022, by Richard Gardiner and Omar Gardiner.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public



MARIAH HAMILTON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 593386  
Expires December 1, 2024

My Commission Expires: 12-01-2024

Unofficial Document

STEWART TITLE & TRUST OF PHOENIX  
NON-INSURED

53  
fo

After Recordation Return To:  
WMC MORTGAGE CORP.

3100 THORNTON AVENUE

BURBANK, CA 91504

Attn: (WHOLESALE)

Prepared By:  
TAMY LAWRENCE

WMC MORTGAGE CORP.

6320 CANOGA AVENUE 10TH FL  
(MAILROOM)

WOODLAND HILLS, CA 91367

313 DS370157

[Space Above This Line For Recording Data]

2nd DEED OF TRUST

Servicing #: 11235348

HOBS  
Loan #: 11235348  
MIN: 100136300112353486  
PIN: 304-26-210

THIS DEED OF TRUST is made this 14th day of June, 2005, among the Trustor,  
TYLER HOBS and KATHRYN E HOBS, HUSBAND AND WIFE AS JOINT TENANTS.

(herein "Borrower"), T.D. SERVICE FINANCIAL CORPORATION  
(herein "Trustee"), and the Beneficiary, MERS. MERS is Mortgage Electronic Registration Systems, Inc. MERS is a separate  
corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is organized and existing  
under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-  
MERS.

WMC MORTGAGE CORP.

is a corporation organized and existing under the laws of CALIFORNIA, whose address is  
P.O. BOX 54089, LOS ANGELES, CA 90054-0089  
(herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and  
conveys to Trustee, in trust, with power of sale, the following described property located in the County of  
MARICOPA, State of Arizona:

LOT 149, COTTONWOODS CROSSING, PHASE II, ACCORDING TO BOOK 374 OF MAPS, PAGE 20 AND  
CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-460389, RECORDS OF MARICOPA  
COUNTY, ARIZONA.

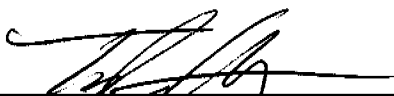
11235348

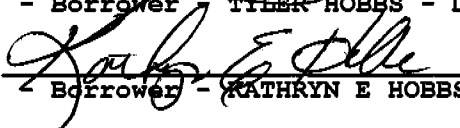
11235348

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

 6/16/05  
 - Borrower - TYLER HOBBS - Date -

 6/16/05  
 - Borrower - KATHRYN E HOBBS - Date -

Unofficial Document

11235348

11235348

STATE OF ARIZONA

County of Maricopa ss:

The foregoing instrument was acknowledged before me this June 16 2005 (date) by Tyler Hobbs and Kathryn E. Hobbs

(person acknowledging).

My Commission Expires:



Notary Public State of Arizona  
Maricopa County  
S Manning  
Expires April 18, 2006

S Manning  
Notary Public


(Serial number, if any)

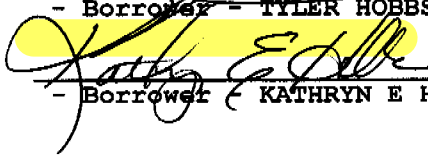
Unofficial Document

Servicing Number: 11235348

11235348

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.

 6/16/05  
 - Borrower - TYLER HOBS - Date -

 6/16/05  
 - Borrower - KATHRYN E HOBS - Date -

Unofficial Document

1997

BY SIGNING BELOW, Borrower accepts and agrees to the terms (contained in pages 1 through 5 of this Security Instrument and in any riders) contained by Borrower and recorded herein.

[Signature] (Seal) PATRICK GOODMAN -Borrower  
[Signature] (Seal) KATHLEEN M. HOBBS -Borrower

2007

[Signature] (Seal) Kathleen M Hobbs -Borrower

[Signature] (Seal) Patrick T Goodman -Borrower

2001

[Signature] (Seal) PATRICK T GOODMAN -Borrower

[Signature] (Seal) KATHLEEN M HOBBS -Borrower

2019

proceeds arising out of said property, vest as Tenants-PROPERTY WITH RIGHTS OF SURVIVORSHIP,

[Signature]  
Patrick Thomas Goodman  
[Signature]  
Kathleen M Hobbs

2002

GRANTOR PATRICK T GOODMAN

[Signature]  
PATRICK T GOODMAN

GRANTOR KATHLEEN M HOBBS

[Signature]  
KATHLEEN M HOBBS

[Signature] (Seal) PATRICK THOMAS GOODMAN -Borrower

[Signature] (Seal) KATHLEEN M HOBBS -Borrower

2003

GRANTOR KATHLEEN M HOBBS  
[Signature]  
KATHLEEN M HOBBS

GRANTOR PATRICK T GOODMAN  
[Signature]  
PATRICK T GOODMAN

2021

[Signature] (Seal) PATRICK THOMAS GOODMAN -Borrower

[Signature] (Seal) KATHLEEN M HOBBS -Borrower

Instrument and to any rider executed by Borrower and recorded with it.

[Signature] (Seal) PATRICK T GOODMAN -Borrower  
[Signature] (Seal) KATHLEEN M HOBBS -Borrower

[Signature] (Seal) PATRICK GOODMAN -Borrower  
[Signature] (Seal) KATHLEEN M. HOBBS -Borrower

2005

[Signature] (Seal) KATHLEEN M. HOBBS -Borrower  
[Signature] (Seal) PATRICK T. GOODMAN -Borrower

[Signature] (Seal) KATHLEEN M. HOBBS -Borrower  
[Signature] (Seal) PATRICK T. GOODMAN -Borrower

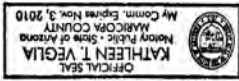
**AUTHENTIC SIGNATURE**





ACKNOWLEDGMENT

State of Arizona  
County of Maricopa



The foregoing instrument was acknowledged before me this 11-20-2009 (date) by Kathleen M Hobbs and Patrick T Goodman (name(s) of person(s) acknowledged)

Signature [Signature]

Title (and Rank) \_\_\_\_\_

Serial Number, if any \_\_\_\_\_

My Commission Expires: 11-03-10

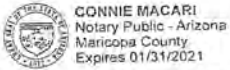


Reference QDE Report - Page \_\_\_\_

STATE OF ARIZONA, Maricopa County ss:

The foregoing instrument was acknowledged before me this July 18, 2019 by PATRICK THOMAS GOODMAN AND KATHLEEN M HOBBS

My Commission Expires: 7/31/21



Notary Public [Signature]

LOAN ORIGINATION ORGANIZATION: FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
NMLS ID: 2289  
LOAN ORIGINATOR: JEREMY SCHACHTER  
NMLS ID: 148435

Reference QDE Report - Page \_\_\_\_

STATE OF Arizona County ss: Maricopa

The foregoing instrument was acknowledged before me this March 2, 2021 by PATRICK THOMAS GOODMAN AND KATHLEEN M HOBBS

My Commission Expires: 7/31/2024

Notary Public [Signature]



Reference QDE Report - Page \_\_\_\_

AGMK Consulting, LLC, an Arizona limited liability company

By: [Signature]  
Caitlin Pender, Managing Member

State of Victoria  
County of Southwest

The foregoing instrument was acknowledged before me this 29 day of June 2019 by Caitlin Pender, Managing Member of AGMK Consulting, LLC an Arizona limited liability company, on behalf of the limited liability company.

Notary Public [Signature]

CLIVE HANWELL WICKERSON  
1 Calgary Court, Olden, New South  
Wales, Australia  
Notary Public

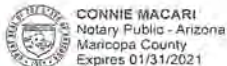


Reference QDE Report - Page \_\_\_\_

State of AZ  
County of Maricopa

The foregoing instrument was acknowledged before me this 18 day of July, 2019 by Patrick Thomas Goodman and Kathleen M Hobbs.

Notary Public [Signature]



Reference QDE Report - Page \_\_\_\_

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 11th day of Nov 2007 by KATHLEEN M. HOBBS, PATRICK T. GOODMAN

Signature of Person Taking Acknowledgment [Signature]

Title \_\_\_\_\_

Serial Number, if any \_\_\_\_\_



(Seal) My commission expires: \_\_\_\_\_

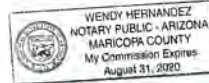
Reference QDE Report - Page \_\_\_\_

Optum360 and makes this Notice and Claim of Lien for and on behalf of said hospital, being authorized to do so, that the statements contained in the foregoing Notice and Claim of Lien are true.

[Signature]  
Rosanna Sawali

Dated: September 13, 2018

Notary Public [Signature]



Reference QDE Report - Page \_\_\_\_

Acknowledgments

STATE OF Arizona

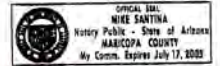
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by [Signature]

Signature of person taking acknowledgment \_\_\_\_\_

Title or Rank \_\_\_\_\_



Reference QDE Report - Page \_\_\_\_

STATE OF ARIZONA, MARICOPA County ss:

The foregoing instrument was acknowledged before me this September 23, 1997 by Patrick Goodman and Kathleen M. Hobbs (name)

My Commission expires: 5/10/98

Notary Public [Signature]



Reference QDE Report - Page \_\_\_\_

Loan No: 0000143496

STATE OF ARIZONA, Maricopa COUNTY ss:

The foregoing instrument was acknowledged before me this 30th day of April, 2003 by Patrick T. Goodman + Kathleen M. Hobbs

My Commission Expires: Oct 31, 2006

Notary Public [Signature]

Reference QDE Report - Page \_\_\_\_

STATE OF ARIZONA, MARICOPA County ss:

The foregoing instrument was acknowledged before me this 6/20/01 by PATRICK T. GOODMAN, KATHLEEN M. HOBBS

My Commission Expires: \_\_\_\_\_

Notary Public [Signature]



Reference QDE Report - Page \_\_\_\_

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

1

1/4 4961210

MIN: 11

**DEED OF TRUST**

Reference Linda Mitchell Report Page: 49,91,237, 267,297,298

PHOENIX, AZ 85013

602-265-5626

1/1 211200.428

\_\_\_\_\_[Space Ab]\_\_\_\_\_

2

55-0146090

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

(515)

**DEED OF TRUST**

Reference Linda Mitchell Report Page: 20,23,244,389

3

4591090

1/1

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**DEED OF TRUST**

4

41365  
After Recordation Return to:  
COMPASS BANK  
P. O. Box 10566  
Birmingham, AL 35296

OFF  
MARICCA HELEN PURCEL  
2003-1542420 11/06/

Marietta, AZ

**HOME EQUITY LINE DEED OF TRUST  
ASSIGNMENT OF RENTS AND FIXTURE FILING**

\$13.00

41-4355760000601320  
BORROWER

Reference Linda Mitchell Report Pages: 65,72,93,102,106, 159,161,162,170,171, 173,183

5

**ASSIGNMENT OF RENTS AND FIXTURE FILING**

41-5456562100040069-41365

BORROWER

PATRICK T GOODMAN

Reference Linda Mitchell Report Pages: 65,72,93,102,106, 159,161,162,170,171, 173,183

6

(916) 638-7700  
1/4 Title Services of the Valley, L.L.C.

200 3035 \_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

Loan No: 0000143496

Reference Linda Mitchell Report Page: 42,43,312

7

Loan Number 375338-1

1/1-000

201778 2/3

\_\_\_\_\_[Space Above This Line For Record]\_\_\_\_\_

**DEED OF TRUST**

Reference Linda Mitchell Report Page: 237,243,348

8

# HOBBS DEED 11

RECORDING REQUESTED BY

TRANSNATION TITLE INS. CO.

Name: HART WEST FINANCIAL INC.

RETURN TO

Name: HART WEST FINANCIAL INC.

Address: 5251 NORTH 16TH STREET, SUITE 100  
PHOENIX, ARIZONA 85016

Document filed with Corporation Commission for Transnation Title

I declare and certify under penalty of perjury that the foregoing is true and correct.

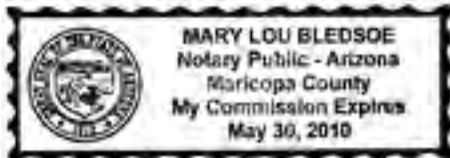
Executed on this date: **NOVEMBER 24, 2014**

(signature)

*Mary Lou Bledsoe*

Signature of Notary Public on all AHCCCS Liens which we have proven are FRAUDULENT

SUBSCRIBED AND SWORN TO BEFORE THIS 31 DAY OF Dec, 2008



NOTARY EXPIRATION DATE

*Mary Lou Bledsoe*  
SIGNATURE OF NOTARY PUBLIC

Document filed with Corporation Commission for Transnation Title

Acceptance of Appointment  
By Statutory Agent\*\*

The undersigned hereby acknowledges and accepts the appointment as statutory agent of the above-named corporation effective this 18<sup>th</sup> day of August, 2003

Signature:

*Diane R. Flaen*

Printed Name:

Diane R. Flaen

Reference NUMBERS page - specifically Number 7 and compare with 2003 and Reference Number 9 and compare handwriting on NOTARY SIGNATURES page

# HOBBS DEED 11

RECORDING REQUESTED BY

TRANSNATION TITLE INS. CO.

Name: HART WEST FINANCIAL INC.

RETURN TO

Name: HART WEST FINANCIAL INC.

Address: 5251 NORTH 16TH STREET, SUITE 100  
PHOENIX, ARIZONA 85016

Document filed with Corporation Commission  
for Hart West Financial

Document filed with Corporation Commission  
for Emerge Arizona

Name: Cindy Sappol  
Address: 9595 E. Thunderbird Rd # 201  
Scottsdale, AZ 85016  
Date taking office: 12-01-96

Reference QDE Report -  
Pages: 43,93,100,110,124,153

7. OFFICERS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE

Name: <u>Dana Kennedy</u>	Name: <u>Rebekah Friend</u>
Title: <u>Co-Chair</u>	Title: <u>Co-Chair</u>
Address: <u>8861-1 S. 48th St</u>	Address: <u>2310 W. Parkabella Ave</u>
<u>Phoenix, AZ 85044</u>	<u>Mesa Arizona 85002</u>
Date taking office: <u>5/05</u>	Date taking office: <u>5/05</u>
Name: <u>Christina Arzaga Wilton</u>	Name: _____
Title: <u>Co-Chair</u>	Title: _____
Address: <u>9801 S 19th Ave</u>	Address: _____
<u>Phoenix, AZ 85044</u>	_____
Date taking office: <u>5/05</u>	Date taking office: _____

8. DIRECTORS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE

Name: <u>Dana Kennedy</u>	Name: _____
Address: <u>8861-1 S. 48th St</u>	Address: _____
<u>Phoenix AZ 85044</u>	_____
Date taking office: <u>5/05</u>	Date taking office: _____

Document filed with Corporation Commission for Hart West Financial

- The exact name of the corporation on file with the Arizona Corporation Commission (ACC) is:  
Hart West Financial INC.
- The ACC file number is: 0769003-1
- The known place of business currently on file with the ACC is:  
14300 N. Northrup Blvd  
Suite 100  
Scottsdale AZ 85262
- The name and street address of the current statutory agent on file with the ACC is:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The known place of business in ARIZONA is to be changed. The street address of the new known place of business is:  
9805 E. Bell Road  
Suite 100  
Scottsdale AZ 85262

Foreign corporations only

Reference QDE Report -  
Pages: 65,72,93,102,106,159,  
161,162,170,171,173,183

## ELECTED AND APPOINTED OFFICIALS WITH FALSIFIED DEEDS\*

NAME	DESIGNATION	LOCATION OF OFFICE	STATE
Alicia Lawler	Judge	Mesa Municipal Court	Arizona
Alicia White	City Councilwoman	Mesa	Arizona
David Luna	City Councilman	Mesa	Arizona
Francisco Heredia	City Councilman	Mesa	Arizona
Jenn Duff	City Councilwoman	Mesa	Arizona
Joseph Lisitano	City Auditor	Mesa	Arizona
Kevin Thompson	Councilman	Mesa	Arizona
Mark Freeman	City Councilman	Mesa	Arizona
John Giles	Mayor	Mesa	Arizona
James (Jim) N Smith	City Attorney	Mesa	Arizona
Paul Hawkins	City Prosecutor	Mesa	Arizona
Ryan Wimmer	City Treasurer	Mesa	Arizona
Sabrina DeCosta	Assistant Prosecutor	Mesa	Arizona
Travis Cutright	Chief Information Officer	Mesa	Arizona
John P Tatz	Presiding Judge	Mesa	Arizona
David M Cutchen	Presiding Judge	Gilbert	Arizona
Katie Hobbs	Secretary of State / Governor	State of Arizona	Arizona
Adrian Fontes	Recorder / Secretary of State	Maricopa County / State of Arizona	Arizona
Kyrsten Sinema	US Senator	State of Arizona	Arizona
Ruben Gallego	Congressman of 3rd Congressional District	State of Arizona/Washington, D.C.	Arizona
Ben Toma	Speaker of the House	Arizona House of Representatives	Arizona
Robert Runbeck	President of Runbeck Election Services	Phoenix	Arizona
Jeff Ellington	COO of Runbeck and COO of Precinct Services	Phoenix	Arizona
Bill Gates	Maricopa County Supervisor	Maricopa County	Arizona
Thomas Galvin	Maricopa County Supervisor	Maricopa County	Arizona
Clint Hickman	Maricopa County Supervisor	Maricopa County	Arizona
Madison Hughes	JA to Judge Marvin Davis	Maricopa County Superior Court	Arizona
Bruce Cohen	Judge	Maricopa County Superior Court	Arizona
Richard Nothwehr	Judge	Maricopa County Superior Court	Arizona
Michael D Barth	Judge	Maricopa County Superior Court	Arizona
Brian Kaiser	Judge	Maricopa County Superior Court	Arizona
Jacob G Rossler	Officer	Mesa Police Department	Arizona
Brian Bullock	Police Detective in Town of Gilbert	Gilbert Police Department	Arizona
David Ferer	Police Detective in Town of Gilbert	Gilbert Police Department	Arizona
Barb Kiffmeyer	Court Appointed Advisor-Maricopa County	Phoenix	Arizona
Greg R. Davis	Attorney	Scottsdale	Arizona
Brian M. Blum	Attorney	Phoenix	Arizona
Erica Gadberry	Attorney	Phoenix	Arizona
Les Toskai	Attorney-City of Phoenix	Phoenix Police Department	Arizona
Keith Berkshire	Attorney	Phoenix	Arizona

\*This list comprises individuals where investigation has been completed. Additional officials including judges and election officials for Maricopa County and spouses are currently implicated by the evidence obtained to date.

# Unofficial 20 Document

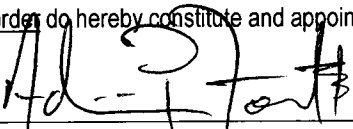
16  
do:

## OFFICIAL APPOINTMENT AND OATH OF OFFICE

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, **Adrian Fontes**, Maricopa County Recorder do hereby constitute and appoint **Michelle Acker** as **Flagging Lead** This appointment to be effective from and after January 13, 2020.

  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

### OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

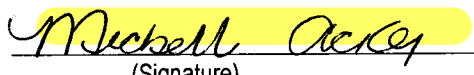
B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.

C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.


D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

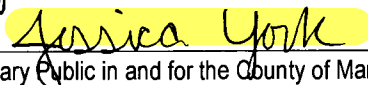
E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, **Michelle Acker** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of the Recorder according to the best of my ability, so help me God (or so I do affirm).

  
(Signature)

Subscribed and sworn to before me on this 6<sup>th</sup> day of February, 2020.

  
JESSICA YORK  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 549044  
Expires August 18, 2022

  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on:

December 9, 2020

  
CLERK, BOARD OF SUPERVISORS

# Unofficial 20 Document

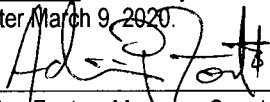
16  
do:

## OFFICIAL APPOINTMENT AND OATH OF OFFICE

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, Adrian Fontes, Maricopa County Recorder do hereby constitute and appoint Monica Murray as Special Election Board Technician This appointment to be effective from and after March 9, 2020.

  
\_\_\_\_\_  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

### OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.


B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.

C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, Monica Murray do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of the Recorder according to the best of my ability, so help me God (or so I do affirm).

Subscribed and sworn to before me on this 4th day of June, 2020   
(Signature)



  
\_\_\_\_\_  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on:

December 9, 2020

  
\_\_\_\_\_  
CLERK, BOARD OF SUPERVISORS

# Unofficial 20 Document


16  
do:

## OFFICIAL APPOINTMENT AND OATH OF OFFICE

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, Adrian Fontes, Maricopa County Recorder do hereby constitute and appoint William Fiscus as Flagging Technician This appointment to be effective from and after March 2, 2020.

  
\_\_\_\_\_  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

### OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

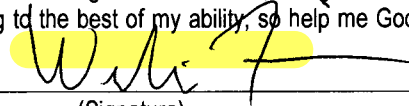
B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.


C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

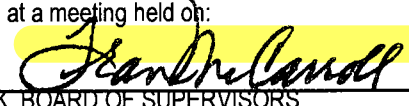
E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, William Fiscus do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of the Recorder according to the best of my ability, so help me God (or so I do affirm).

Subscribed and sworn to before me on this 4<sup>th</sup> day of June, 2020   
(Signature)

 J York  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on:  
November 9, 2020   
CLERK, BOARD OF SUPERVISORS



# Unofficial 20 Document

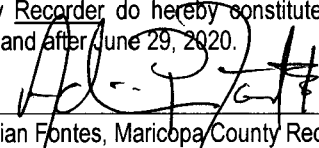
16  
do:

## OFFICIAL APPOINTMENT AND OATH OF OFFICE

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, Adrian Fontes, Maricopa County Recorder do hereby constitute and appoint Antonio Luna as Voter Registration Projects Specialist. This appointment to be effective from and after June 29, 2020.

  
\_\_\_\_\_  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

### OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

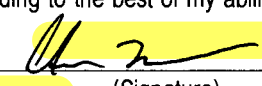
B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.


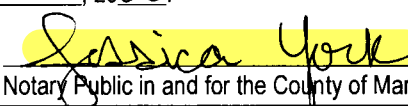
C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

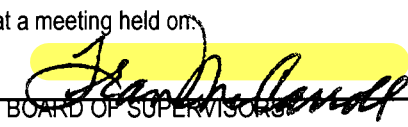
E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, Antonio Luna do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of the Recorder according to the best of my ability, so help me God (or so I do affirm).

Subscribed and sworn to before me on this 2nd day of July, 2020.  
  
\_\_\_\_\_  
(Signature)

  
JESSICA YORK  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 549041  
Expires August 16, 2022  
  
\_\_\_\_\_  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

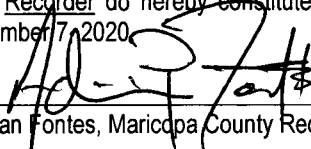
I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on  
December 9, 2020  
  
\_\_\_\_\_  
CLERK, BOARD OF SUPERVISORS

**OFFICIAL APPOINTMENT AND OATH OF OFFICE**

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, Adrian Fontes, Maricopa County Recorder do hereby constitute and appoint Carrie Dystra as Voter Registration Lead. This appointment to be effective from and after September 7, 2020.

  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

**OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION**

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

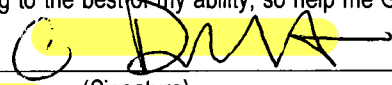
B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.

C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.


E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, Carrie Dystra do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of the Recorder according to the best of my ability, so help me God (or so I do affirm).

  
(Signature)

Subscribed and sworn to before me on this 14<sup>TH</sup> day of SEPTEMBER, 2020.

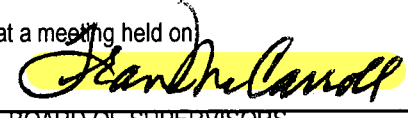
  
**JESSICA YORK**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 549041  
Expires August 18, 2022

  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on

December 9, 2020

  
CLERK, BOARD OF SUPERVISORS

# Unofficial 20 Document

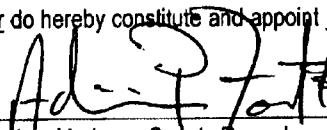
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## OFFICIAL APPOINTMENT AND OATH OF OFFICE

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to A.R.S. §11-409, that I, Adrian Fontes, Maricopa County Recorder do hereby constitute and appoint Michael N. Hornbeck as Help Desk Coordinator Sr/Ld. This appointment to be effective October 10, 2017.

  
Adrian Fontes, Maricopa County Recorder

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231:

### OFFICERS AND EMPLOYEES REQUIRED TO TAKE LOYALTY OATH; FORM; CLASSIFICATION; DEFINITION

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

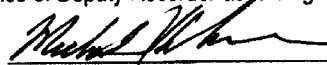
B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.

C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

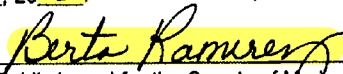
E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) I, Michael H. Hornbeck do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of Deputy Recorder according to the best of my ability, so help me God (or so I do affirm).

  
(Signature)

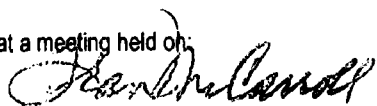
Subscribed and sworn to before me on this 10<sup>th</sup> day of October, 2018.

  
**BERTA RAMIREZ**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires May 7, 2018

  
Notary Public in and for the County of Maricopa, State of Arizona

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

I hereby certify that the above appointment was approved by the Board of Supervisors at a meeting held on JUN 27 2018, 20    

  
CLERK, BOARD OF SUPERVISORS

# Unofficial 20 Document

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## Oath of Office

**Thomas F. Galvin, Jr., Member Board of Supervisors, Maricopa County**

I, the undersigned, hereby execute this document in compliance with A.R.S. §38-231: Officers and employees required to take loyalty oath; form; classification; definition

A. In order to ensure the statewide application of this section on a uniform basis, each board, commission, agency and independent office of this state, and of any of its political subdivisions, and of any county, city, town, municipal corporation, school district and public educational institution, shall completely reproduce this section so that the form of written oath or affirmation required in this section contains all of the provisions of this section for use by all officers and employees of all boards, commissions, agencies and independent offices.

B. Any officer or employee who fails to take and subscribe to the oath or affirmation provided by this section within the time limits prescribed by this section is not entitled to any compensation until the officer or employee does so take and subscribe to the form of oath or affirmation prescribed by this section.

C. Any officer or employee having taken the form of oath or affirmation prescribed by this section, and knowingly at the time of subscribing to the oath or affirmation, or at any time thereafter during the officer's or employee's term of office or employment, does commit or aid in the commission of any act to overthrow by force, violence or terrorism as defined in section 13-2301 the government of this state or of any of its political subdivisions, or advocates the overthrow by force, violence or terrorism as defined in section 13-2301 of the government of this state or of any of its political subdivisions, is guilty of a class 4 felony and, on conviction under this section, the officer or employee is deemed discharged from the office or employment and is not entitled to any additional compensation or any other emoluments or benefits which may have been incident or appurtenant to the office or employment.

D. Any of the persons referred to in article XVIII, section 10, Constitution of Arizona, as amended, relating to the employment of aliens, are exempted from any compliance with this section.

E. In addition to any other form of oath or affirmation specifically provided by law for an officer or employee, before any officer or employee enters upon the duties of the office or employment, the officer or employee shall take and subscribe the following oath or affirmation:

State of Arizona, County of Maricopa

I, **Thomas F. Galvin, Jr.**, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of **Supervisor, District 2**, according to the best of my ability, so help me God (or so I do affirm).


  
(signature of officer)

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed, either on a part-time or full-time basis, by this state or any of its political subdivisions or any county, city, town, municipal corporation, school district, public educational institution or any board, commission or agency of any county, city, town, municipal corporation, school district or public educational institution.

Subscribed and sworn to before me on this 8th day of December, 2021..

(SEAL)



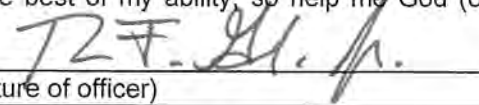
  
Notary Public in and for the County of Maricopa,  
State of Arizona.

# GALVIN's Signature from Appointment Doc

take and subscribe the following oath of affirmation.

State of Arizona, County of Maricopa

I, **Thomas F. Galvin, Jr.**, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of **Supervisor, District 2**, according to the best of my ability, so help me God (or so I do affirm).

  
(signature of officer)

F. For the purposes of this section, "officer or employee" means any person elected, appointed or employed.

# Phoney Attorney - Paul Tokeshi's Signature

(\* Personal injury or wrongful death actions; Code Civ. Proc., § 425.11.)

3.  (Check if filed in an unlawful detainer case) Legal document assistant or unlawful detainer assistant information is on the reverse (complete item 4).

Date: 1/11/12

PAUL TOKESHI

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY FOR PLAINTIFF)

FOR COURT (1)  Default entered as requested on (date):  
(2)  Default NOT entered as requested (state reason):

# Michele Thorne's Signature from D.A.M.E.S (a non-profit set up by Brittany to Launder Cash)

  
MICHELE L THORNE

Unofficial Document

Seal  
11  
4/15/19  
Date  
Seal

**SWORN DECLARATION OF ROBERT BANTLEON, JR. (NOTARIZED)**

I, Robert Bantleon Jr., do declare:

1. I am a resident of the State of Nevada. I currently reside in Las Vegas. I am 61 years old. My contact information is: 3601 El Conlon, #101-D, Las Vegas, Nevada 89102. 702-372-0304.
2. I am currently semi-retired. My current employment is nanny to a family with five (5) children. Many of my duties include driving the children to their schools and picking them up at the end of their school days.
3. Previously, I was employed as a general mechanic of automobile and motorcycle repair for more than 40 years. I first studied repair of automobiles in high school in a course specifically known as Auto Shop. During that time, I built a Dodge Coronet engine, and transmission, and then matched the transmission to the engine in the vehicle body. I also built several motorcycle engines and set up the engine system with the motorcycle components on the motorcycles.
4. I studied automotive repair at West Valley Occupational Center in Woodland Hills, California, Mechanics' Division where I received a certificate of completion in 1975.
5. I began military service in 1976 where I received additional mechanical training that included sabotaging enemy vehicles to evade attack or capture. This training included the use of knives to cause damage to the tires of military and civilian vehicles.
6. At the conclusion of my military service in 1980, I was employed by Shell to evaluate tire conditions and repair or replace tires as necessary at Shell stations. I held this job for more than 10 years. Thereafter, I acted as a general mechanic supervising other mechanics on all aspects of automotive repair including repairing and replacing tires. This included mounting and balancing tires onto rims of passenger vehicles and light trucks.
7. I was contacted in early January 2020 by John Thaler to examine a series of photographs, approximately 10, regarding damage to a speed rated tire. I also reviewed a report made by Mr. Thaler to Hertz Rentacar at approximately 1:00 a.m. on April 21, 2019 and I reviewed

Hertz documents that confirm Mr. Thaler returned to Hertz at approximately 8:45 am on April 21, 2019 a Dodge Charger that was running on three tires and a doughnut style spare tire with the fourth tire, from the right or passenger front side of the vehicle in the trunk. The documents show the vehicle was rented in the late morning of April 19, 2019 from the Hertz Gilbert, Arizona facility and was returned to the Hertz office in Goodyear, Arizona where another vehicle was provided to Mr. Thaler so that he could return to the Hertz office in Gilbert to retrieve his vehicle.

8. The photographs I reviewed of the tire match the tire and its condition reported by Mr. Thaler to Hertz in the early morning of April 21, 2019 and to the American Automobile Association report that indicates a dispatch to the location in Quartzsite, Arizona where Mr. Thaler had stopped to examine the vehicle. The photographs show that they were taken on April 21, 2019.

9. Also, the photographs of the tire match the description provided to Hertz at the time the vehicle was returned to the Goodyear location. I have attached hereto as Exhibit 1 and incorporated herein by reference collectively the relevant photographs.

10. From the photographs and information provided, I reach the following conclusions:

11. First, the tire was cut with a knife of approximately 4 to 6 inches long having a straight edge. The cut was made at a location on the outer side of the tire where the tire would not lose air but instead would degrade to the point of catastrophic failure and likely at a high speed. However, failure was more likely than not to occur during any turn to the left of 35 degrees, more especially at any turn at a speed at or higher than 45 miles per hour.

12. Second, based on the degradation shown in the photographs, a catastrophic failure was imminent and likely would have occurred no more than 50 miles from the point of where Mr. Thaler stopped the vehicle and replaced the tire with the spare in Quartzsite, Arizona. Most likely, the tire would have failed on the downward grade from Quartzsite, Arizona to Blythe, California. That grade is approximately 6% and sweeps to the left with a speed limit of 75 mph.

13. Third, the catastrophic failure would have caused the tire to separate from the vehicle causing the metal rim on which the tire had sat to dig into the pavement. That action would have caused the vehicle to flip over at a down angle toward to the rim multiple times.

14. Fourth, there would have been no way to prevent the vehicle from flipping or to stop it once it began.

15. Fifth, the result of the flipping, in my opinion, at almost any speed above 43 miles per hour, but especially on a downhill grade at high speeds of 70 to 75 mph would have been fatal to driver and any passengers in the vehicle. This is especially true as the momentum of the vehicle would have prevented the guard rail from stopping the roll. Without rail, the vehicle would have increased momentum as it travelled down the side of the mountain.

16. Sixth, the person or persons who damaged the tire appear to have known that this result was inevitable. The cut is at a shallow depth with minimal downward angle. It was made at the weakest point of the tire but away from the valve stem so as not to deflate the tire prior to failure.

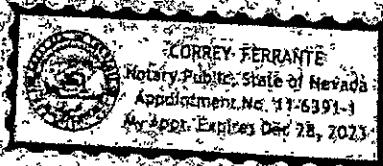
17. Seventh, Mr. Thaler reported to me that his wife, Brittany Thaler, stated her opinion that "kids in the neighborhood" likely were responsible. My examination of the photographs shows that this scenario is highly unlikely as the person or persons who did this were not attempting malicious mischief. They did not deflate the tire and did not intend to deflate the tire but intended for catastrophic failure at a later time specifically one where freeway driving was involved.

18. Eighth, this conclusion is also supported by the lack of any other vehicles in the neighborhood where Mr. Thaler resided having been damaged at or around the time that the rental vehicle was damaged.

I declare under penalty of perjury that the foregoing is true and correct and if called as a witness I would and could to competently testify there to. I gave this testimony of my own free will. I am its author and I stand by that conclusions which are mine and mine alone.

Executed on this 18 day of February, 2020 at Las Vegas, Nevada.

[Notary seal to follow]



State of Nevada,  
County of Clark  
Signed and sworn to (or affirmed) before me on  
February 18, 2020  
Robert Bantleon  
Notary Public