THIS ORDER IS APPROVED.

Dated: April 16, 2024

Brenda Moody Whinery, Bankruptcy Judge

## UNITED STATES BANKRUPTCY COURT DISTRICT OF ARIZONA

In re:

Case No. 4:24-mp-00003-BMW

CHAPTER 7 FEES AND PRACTICES OF MY ARIZONA LAWYERS, PLLC AND RELATED FINANCING AGREEMENTS WITH EZLEGALFEES, LLC ORDER TO SHOW CAUSE

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Candace Kallen, the sole member and manager of My Arizona Lawyers, PLLC (hereinafter, "My Arizona Lawyers" or the "Firm"), appeared before this Court on December 12, 2023, at a hearing regarding the *Disclosure of Compensation of Attorney for Debtor(s)* (the "Disclosure") (Dkt. 22)<sup>2</sup> she filed in *In re Canez* (4:23-bk-06514-BMW). During that hearing, Ms. Kallen disclosed that she drafted the *Chapter 7 Bankruptcy Pre-Petition Services Agreement* (the "Pre-Petition Agreement") and the *Chapter 7 Bankruptcy Post-Petition Services Agreement* (the "Post-Petition Agreement," and collectively with the Pre-Petition Agreement, the "Retention Agreements") attached to the Disclosure (Dkt. 22 at 3-9), which Retention Agreements My Arizona Lawyers uses in other Chapter 7 cases filed in this District when a debtor opts to enter into a bifurcated, pay-over-time fee arrangement with the Firm. (See 12/12/23 Hearing Tr. 5:11-

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<sup>&</sup>lt;sup>1</sup> My Arizona Lawyers, PLLC is also referred to as "My AZ Lawyers" and/or "MyAzLawyers" in certain documents referenced herein.

<sup>&</sup>lt;sup>2</sup> Unless otherwise indicated, citations to transcripts and/or the docket refer to transcripts and/or docket entries in *In re Canez* (4:23-bk-06514-BMW).

<sup>&</sup>lt;sup>3</sup> The Court notes that Ruth Ann Ambs of the Law Office of Ruth Ann Ambs uses nearly identical retention agreements. (*See*, *e.g. In re Cameron*, 4:23-bk-09351-BMW at Dkt. 16). Ms. Ambs has

13:16-24).

The Pre-Petition Agreement provides that My Arizona Lawyers will only represent a debtor-client who chooses to enter into a bifurcated fee agreement with the Firm "in After Filing Services if [that debtor-client] sign[s] a Contract After Filing." (Dkt. 22 at 3). The Post-Petition Agreement provides that "[the] Law Firm does not represent you, and additional charges would be necessary for work including any continued 341 Meeting after the initial meeting, 2004 Exams, motions to reinstate, Reaffirmations, amendments to statements or schedules, additions to creditor list, motions to turn over property, Trustee's inquiries, and any claims or objections to claims." (Dkt. 22 at 11). "Additional work" is done "at the sole discretion of Law Firm." (Dkt. 22 at 12).

However, in this District, "[a]n attorney who files a debtor's bankruptcy petition, or who files a notice of appearance on a debtor's behalf, must represent the debtor in all matters, other than adversary proceedings, until the case is closed or the Court enters an order approving withdrawal or substitution of counsel." Local Rule Bankr. Procedure D. Ariz. 9010-1(c)(1).

Further, pursuant to 11 U.S.C. § 528(a)(1)(A), retention agreements must "explain[] clearly and conspicuously" the services that will be provided by the law firm. "Any contract for bankruptcy assistance between a debt relief agency and an assisted person that does not comply with the material requirements of . . . section 528 shall be void." 11 U.S.C. § 526(c)(1). 11 U.S.C. § 526(a)(3)(A) further prohibits a law firm from "misrepresent[ing] to any assisted person or

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documents referenced herein.

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represented to this Court that EZ Legal Fees, LLC and/or Want A Fresh Start, LLC drafted the retention agreements she uses. (*See In re Cameron*, 4:23-bk-09351-BMW, 2/29/24 Hearing Tr. 2:16-25, 7:19-24). EZLegalFees, LLC is also referred to as "EZ Legal Fees, LLC" and/or "EZLegalFees" in certain

<sup>5</sup> See Dkt. 22 at 20.

prospective assisted person, directly or indirectly, affirmatively or by material omission, with respect to the services that such [firm] will provide to such person[.]"

The Pre-Petition Agreement provides that the "before filing" services that will be provided by the Firm are the "prepar[ation] and fil[ing] of a basic, skeletal, Chapter 7 Bankruptcy Petition, which, in Law Firm's discretion, may only identify the case." (Dkt. 22 at 5). The Retention Agreements further disclose that the Firm "may . . . determine that a Chapter 13 bankruptcy is more appropriate, or that [the debtor-client] do[es] not qualify for a Chapter 7 bankruptcy." (Dkt. 22 at 4, 13). When questioned at the December 12, 2023 hearing, Ms. Kallen explained that My Arizona Lawyers does "a quick, preliminary means test" using an app to determine whether to file a Chapter 7 petition on behalf of a debtor-client. (12/12/23 Hearing, Tr. 4:10-16).

Pursuant to 11 U.S.C. § 707(b)(4)(C), "[t]he signature of an attorney on a petition . . . shall constitute a certification that the attorney has (i) performed a reasonable investigation into the circumstances that gave rise to the petition . . . ; and (ii) determined that the petition . . . (I) is well grounded in fact; and (II) is warranted by existing law or a good faith argument for the extension, modification, or reversal of existing law and does not constitute an abuse under [11 U.S.C. § 707(b)(1)]."

With respect to compensation and the Firm's financing arrangement, according to the Disclosure and other disclosures the Firm has filed with the Court, My Arizona Lawyers "has a recourse line of credit from a third-party lender secured by (among other things) a collateral assignment of the accounts receivable of counsel, including amounts owed by Debtor(s) to counsel." (*E.g.*, Dkt. 22 at 1). To date, Ms. Kallen has not provided a copy of the financing agreement between her Firm and EZ Legal Fees to the Court, as required by this Court's Procedures. However, under the terms of the Financing Agreement, which Financing Agreement appears to be remitted by My Arizona Lawyers to its debtor-clients, and which Financing Agreement is discussed in more detail below, Chapter 7 debtor-clients of My Arizona Lawyers are directly obligated to EZ Legal Fees for funds advanced to My Arizona Lawyers. EZ Legal Fees is not an assignee of accounts receivable, as My Arizona Lawyers indicates in its Disclosure.

Attorneys are required to include accurate and comprehensive information in their disclosures of compensation. *In re Kolle*, 641 B.R. 621, 657 (Bankr. W.D. Mo. 2021). Inaccurate and/or misleading disclosures may subject an attorney to disgorgement of fees and/or the cancellation of fee agreements. *See id.*; *In re Park-Helena Corp.*, 63 F.3d 877, 881 (9th Cir. 1995).

Misrepresentations regarding the Firm's financing structure and compensation scheme also appear in the Retention Agreements, which provide that the "Law Firm will borrow money against [the debtor-client's] promise to pay from EZ Legal Fees, LLC[,]" and EZ Legal Fees "will have a lien in the promised payments." (Dkt. 22 at 7, 10).

Pursuant to 11 U.S.C. § 528(a)(1)(B), the retention agreements that My Arizona Lawyers executes with its debtor-clients must "explain[] clearly and conspicuously the fees or charges for ... services, and the terms of payment[.]" Failure to comply with this provision of the Bankruptcy Code may render any such agreements void and may subject the Firm to monetary liability. *See* 11 U.S.C. § 526(c).

In addition to the foregoing, if this Court finds that My Arizona Lawyers has intentionally violated 11 U.S.C. § 526, which provision imposes restrictions on debt relief agencies including the Firm, or has engaged in a clear and consistent pattern or practice of violating 11 U.S.C. § 526, this Court may enjoin the violation or impose an appropriate civil penalty. 11 U.S.C. § 526(c)(5).

With respect to the terms of the Financing Agreement with EZ Legal Fees, rather than establishing a line of credit between EZ Legal Fees and the Firm, the Financing Agreement is a "loan agreement" which creates a direct obligation between EZ Legal Fees and the debtor-client of the Firm. (Dkt. 22 at 16). Although the debtor-client of the Firm receives no funds or direct benefit from EZ Legal Fees, the Financing Agreement provides that the debtor-client "borrower" "promise[s] to pay to [EZ Legal Fees] the Total of Payments stated above[.]" (Dkt. 22 at 16).

The Financing Agreement further provides: "You will be required to pay EZLegalFees regardless of your dealings with MyAzLawyers." (Dkt. 22 at 16). However, compensation paid

or agreed to be paid for legal services provided by a debtor's attorney must be earned, reasonable, and remains subject to disgorgement. 11 U.S.C. § 329(b); Fed R. Bankr. P. 2017.

In addition to the foregoing, the Financing Agreement contains default provisions that are ambiguous at best,<sup>6</sup> and provides that in the event of a default, "the unpaid balance shall begin to accrue interest at the rate of 300% or the maximum rate allowed by law, whichever is greater . . ." (Dkt. 22 at 18).

With respect to Ms. Kallen's and My Arizona Lawyers' involvement in the EZ Legal Fees financing component, pursuant to Rule 1.8(a) of the Arizona Rules of Professional Conduct:

A lawyer shall not . . . knowingly acquire . . . [a] pecuniary interest adverse to a client unless:

- (1) The transaction and terms on which the lawyer acquires the interest are fair and reasonable to the client and are fully disclosed and transmitted in writing in a manner that can be reasonably understood by the client;
- (2) the client is advised in writing of the desirability of seeking and is given a reasonable opportunity to seek the advice of independent legal counsel on the transaction; and
- (3) the client gives informed consent, in a writing signed by the client, to the essential terms of the transaction and the lawyer's role in the transaction, including whether the lawyer is representing the client in the transaction.

"Informed consent" can only be provided "after the lawyer has communicated adequate information and explanation about the material risks of and reasonably available alternatives to the proposed course of conduct." E.R. 1.0(e), Ariz. R. Prof. Conduct. Certain conflicts cannot be waived.<sup>7</sup>

With respect to the practices of Ms. Kallen, the Firm, and EZ Legal Fees, this Court "may issue any order, process, or judgment that is necessary or appropriate to carry out the provisions

<sup>&</sup>lt;sup>6</sup> Under the terms of the Financing Agreement, a "borrower" is in default if, among other things, "any of the following things occur: appointment of a committee, receiver, or other custodian of any of your property, or the commencement of a case under the U.S. Federal Bankruptcy Laws by or against you as a debtor." (Dkt. 22 at 17). All of the "borrowers" are Chapter 7 debtors in cases in which a Chapter 7 trustee is or has been appointed.

<sup>&</sup>lt;sup>7</sup> There are waiver provisions in the Retention Agreements, the last of which provides: "If a conflict arises that is not able to be waived, Law Firm must withdraw from your case. You understand and waive this conflict by signing this agreement." (Dkt. 22 at 8).

of [the Bankruptcy Code] . . . [or] take[] any action or make[] any determination necessary or appropriate to enforce or implement court orders or rules, or to prevent an abuse of process." 11 U.S.C. § 105(a). In addition, this Court has broad inherent authority to sanction bad-faith conduct and abuse of the bankruptcy system. *E.g.*, *In re Deville*, 280 B.R. 483, 495 (9th Cir. B.A.P. 2022), *aff'd sub nom. In re Deville*, 361 F.3d 539 (9th Cir. 2004).

Based upon the foregoing;

IT IS HEREBY ORDERED that Ms. Kallen and My Arizona Lawyers shall appear before this Court at a hearing on May 15, 2024 at 11:00 a.m. in courtroom 446 at the James A. Walsh Courthouse, 38 South Scott Avenue, Tucson, Arizona 85701 to show cause as to why this Court should not: (1) void all post-petition retention agreements between My Arizona Lawyers and Chapter 7 debtors with open cases pending before this Court on the basis that they violate the Bankruptcy Code and Local Rules for the United States Bankruptcy Court for the District of Arizona; (2) order the disgorgement of all fees paid pursuant to or otherwise attributable to such post-petition retention agreements; and/or (3) bar Ms. Kallen from practicing before this Court given what appear to be extensive violations of the Bankruptcy Code, and given the structure and conflicts of interest inherent in her Firm's financing arrangement with EZ Legal Fees.

IT IS FURTHER ORDERED that EZ Legal Fees shall appear before this Court at the same hearing on May 15, 2024 at 11:00 a.m. in courtroom 446 at the James A. Walsh Courthouse, 38 South Scott Avenue, Tucson, Arizona 85701 to show cause as to why this Court should not: (1) void all financing arrangements with EZ Legal Fees signed by Chapter 7 debtors with open cases pending before this Court who are or were represented by My Arizona Lawyers on the basis that it appears to this Court that EZ Legal Fees is engaged in bad faith lending directed at Chapter 7 debtors in furtherance of an abuse of the bankruptcy system; and/or (2) impose sanctions, as may be deemed appropriate.

IT IS FURTHER ORDERED that any responses to this Order to Show Cause shall be filed by 5:00 p.m. on May 8, 2024.

IT IS FURTHER ORDERED that the Clerk's Office is directed to establish a miscellaneous proceeding, captioned: "In re CHAPTER 7 FEES AND PRACTICES OF MY

ARIZONA LAWYERS, PLLC AND RELATED FINANCING AGREEMENTS WITH EZLEGALFEES, LLC."

**IT IS FURTHER ORDERED** that the Clerk of the Court shall docket this Order to Show Cause in the cases listed on Exhibit A to this Order, in which pending cases My Arizona Lawyers has disclosed the existence of bifurcated fee agreements with the Firm and a financing agreement between the debtor(s) and EZ Legal Fees (the "Case List").

**IT IS FURTHER ORDERED** that the Case List may be amended by further Order of the Court.

**IT IS FURTHER ORDERED** that any filings pertaining to this Order to Show Cause shall be filed in the Miscellaneous Proceeding, case number 4:24-mp-00003-BMW.

**IT IS FURTHER ORDERED** that the Clerk of the Court shall establish a notice list for the Miscellaneous Proceeding using the names listed at the end of this Order, which list may be amended, and which list, as amended, shall be used for BNC noticing (the "Established Notice List").

Debtors and other interested parties may appear at the May 15, 2024 hearing in-person in courtroom 446 at the James A. Walsh Courthouse, 38 South Scott Avenue, Tucson, Arizona 85701, or remotely by videoconference or by teleconference.

Any interested parties that wish to appear by videoconference may appear via <a href="https://www.zoomgov.com/">https://www.zoomgov.com/</a>, with hearing ID 160 713 3432 and passcode 933804. Alternatively, interested parties may access the hearing using the following link: <a href="https://www.zoomgov.com/j/1607133432?pwd=UFcxVHAvVFBIemJ4V2ZyWWRjS0pE">https://www.zoomgov.com/j/1607133432?pwd=UFcxVHAvVFBIemJ4V2ZyWWRjS0pE</a> Zz09. Detailed instructions for appearing by videoconference may be reviewed at <a href="https://azb.uscourts.gov/videoconference-hearing-guidelines">https://azb.uscourts.gov/videoconference-hearing-guidelines</a>.

Any interested parties that wish to appear by teleconference may appear by calling 1.833.435.1820, and entering hearing ID 160 713 3432 and passcode 933804 when prompted.

Ms. Kallen, My Arizona Lawyers, and EZ Legal Fees are to appear in-person, not by videoconference or telephone.

1 Please contact Courtroom Clerk Rebecca Volz, via email 2 at Rebecca\_Volz@azb.uscourts.gov or via telephone at 520.202.7988, with any questions or 3 concerns regarding appearances. 4 DATED AND SIGNED ABOVE. 5 Notice to be sent through the Bankruptcy 6 Noticing Center ("BNC") to the following 7 **Established Notice List:** 8 Candace Kallen 9 My Arizona Lawyers 1731 W Baseline Rd, Ste 101 10 Mesa, AZ 85202 11 My Arizona Lawyers, PLLC 12 c/o Candace Kallen, Statutory Agent 1731 W Baseline Rd, Ste 101 13 Mesa, AZ 85202 14 EZLegalFees, LLC 15 c/o Katherine Ward Kiesel, Statutory Agent 2705 S Alma School Rd, #2 16 Chandler, AZ 85286 17 U.S. Trustee 18 Office of the U.S. Trustee 19 All Debtors Listed on Exhibit B attached hereto 20 Jill H. Ford, Chapter 7 Trustee 21 22 Maureen Gaughan, Chapter 7 Trustee 23 Eric M. Haley, Chapter 7 Trustee 24 Stanley J. Kartchner, Chapter 7 Trustee 25 Brian J. Mullen, Chapter 7 Trustee 26 27 Trudy A. Nowak, Chapter 7 Trustee 28 David M. Reaves, Chapter 7 Trustee

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Desc

## EXHIBIT A

1	EARIBIT A	
	In re Shaun Michael Thompson & Jessica Kaye Thompson (4:24-bk-02394-BMW	
2	In re Toni Lee Kleiner & Cheryl Ann Kleiner (4:24-bk-02393-BMW)	
3	In re Patrick Allen Carender (4:24-bk-02246-BMW)	
4	In re Christina J. Picken (4:24-bk-02241-BMW)	
4	In re Melanie Amann (4:24-bk-02046-BMW)	
5	In re Robert Anthony Reilly (4:24-bk-01658-BMW)	
6	In re Joseph N. Fels (4:24-bk-01517-BMW)	
	In re Jalen Travon Thompson (4:24-bk-01309-BMW)	
7	In re Salomon J. Granillo (4:24-bk-00978-BMW)	
8	In re Chase Evan Smith (4:24-bk-00683-BMW)	
9	In re Karen Lynn Espinoza (4:24-bk-00624-BMW)	
	In re Khristina Evelyn Franco-Myers (4:24-bk-00533-BMW)	
10	In re Eric Stephen Sakonyi & Michelle Kristine Sakonyi (4:24-bk-00444-BMW)	
11	In re Kathryn Margaret McGinnis (4:24-bk-00410-BMW)	
	In re Thomas Matthew Mitchell & Dorinda Mitchell (4:24-bk-00243-BMW)	
12	In re Joshua Kraemer (4:24-bk-00232-BMW)	
13	In re Salina E. Grajeda (4:24-bk-00134-BMW)	
14	In re Jim Bob Dodson & Jan Camela Dodson (4:24-bk-00088-BMW)	
	In re Dylan Scott Ruby (4:23-bk-08945-BMW)	
15	In re Lynissa Lashaer Coard (4:23-bk-08838-BMW)	
16	In re Ricky Romo Badilla (4:23-bk-08546-BMW) In re Maher H. Shuhaiber & Kifaya Zakaria Shuhaiber (4:23-bk-08545-BMW)	
	In re Teresa Ann Bilke (4:23-bk-08502-BMW)	
17	In re Preston Joe Schaefer (4:23-bk-08492-BMW)	
18	In re Autumn Michelle Nevarez (4:23-bk-08416-BMW)	
19	In re Esteban Daniel Nava (4:23-bk-08407-BMW)	
	In re Renee E. Bouler (4:23-bk-08362-BMW)	
20	In re Sheena Monique Jones (4:23-bk-08266-BMW)	
21	In re Dyjon Dante Primmer (4:23-bk-08079-BMW)	
22	In re Kayla Irene Bierstedt (4:23-bk-07893-BMW)	
22	In re Lisa Janette Price (4:23-bk-07398-BMW)	
23	In re Jesus M. Canez & Debra A. Canez (4:23-bk-06514-BMW)	
24	In re Carlos Abdiel Perdomo (4:23-bk-05877-BMW)	
	In re Gerald Lee Morts & Carol L. Morts (4:23-bk-05773-BMW)	
25	In re Andrea Nicole Davis (4:23-bk-05109-BMW)	
26	In re Armando D. Orantez (4:23-bk-04955-BMW)	
27	In re Roger Dale Worley Jr, II (4:23-bk-03673-BMW)	
	In re Luchana Maria Thompson (4:23-bk-01958-BMW)	
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1	EXHIBIT B		
2	Shaun Michael Thompson	Chase Evan Smith	
3	9555 E Shiloh St #3206	1242 S Chelsea Ln	
4	Tucson, AZ 85748	Safford, AZ 85546	
5	Jessica Kaye Thompson 9272 E 29th St	Karen Lynn Espinoza 546 S Country Club Dr Unit 2014	
6	Tucson, AZ 85710	Mesa, AZ 85210	
7	Toni Lee Kleiner	Khristina Evelyn Franco-Myers	
8	Cheryl Ann Kleiner	5525 S Mission Rd Unit 2108	
9	351 N Meridian Rd, Lot 62 Apache Junction, AZ 85120	Tucson, AZ 85746	
10		Eric Stephen Sakonyi	
	Patrick Allen Carender	Michelle Kristine Sakonyi 4411 E Wilds Rd	
11	2300 W Ina Rd Apt 11201 Tucson, AZ 85741	Tucson, AZ 85739	
12	1465011, 712 03 7 11	1 deson, 112 03 13 3	
13	Christina J. Picken	Kathryn Margaret McGinnis	
14	5353 E 22nd St Apt 1321 Tucson, AZ 85711	10245 N Bluegrass St Florence, AZ 85132	
	rueson, AZ 65/11	Tiorchee, AZ 03132	
15	Melanie Amann	Thomas Matthew Mitchell	
16	9960 E Banister Dr	Dorinda Mitchell	
17	Tucson, AZ 85730	18613 N Miller Wy	
	Robert Anthony Reilly	Maricopa, AZ 85139	
18	5838 E 1st St	Joshua Kraemer	
19	Tucson, AZ 85711	10193 E Canyon Meadow Dr	
20	Joseph N. Fels	Tucson, AZ 85747	
21	5441 N Swan Rd #302	Salina E. Grajeda	
22	Tucson, AZ 85718	2197 W Painted Sunset Cir Tucson, AZ 85745	
23	Jalen Travon Thompson		
	117 S Picacho Heights Rd	Jim Bob Dodson	
24	Eloy, AZ 85131	Jan Camela Dodson 4114 E Citrine Rd	
25	Salomon J. Granillo	San Tan Valley, AZ 85143	
26	11068 W Motes Dr	•	
27	Marana, AZ 85653	Dylan Scott Ruby 8100 N Tucson National Pl #100	
		Tucson, AZ 85741	
28		100011, 112 00 / 11	

Lynissa Lashaer Coard 16131 W Spur Bell Ln	
Marana, AZ 85653	
Ricky Romo Badilla	Kayla Irene Bierstedt
Tucson, AZ 85705	15350 S Saxon Rd Arizona City, AZ 85123
Maher H. Shuhaiber	Lisa Janette Price
Kifaya Zakaria Shuhaiber 2761 W Bensbrook Pl	105 N Toscanini Ave Apt 315 Sierra Vista, AZ 85635
Tucson, AZ 85741	Jesus M. Canez
Teresa Ann Bilke 4873 W Bluebell Wy	Debra A. Canez 9500 W Placita Anasazi
Tucson, AZ 85742	Tucson, AZ 85735
Preston Joe Schaefer	Carlos Abdiel Perdomo
625 S Power Rd #351 Mesa, AZ 85206	1716 W Veterans Pl Tucson, AZ 85713
Autumn Michelle Nevarez	Gerald Lee Morts
25538 S Blazed Ridge Rd Tucson, AZ 85739	Carol L. Morts 8401 S Kolb Rd Unit 47
Esteban Daniel Nava	Tucson, AZ 85756
361 E Glenn St Tucson, AZ, 85705	Andrea Nicole Davis 351 N Peart Rd Apt 1714
	Casa Grande, AZ 85122
10333 N Oracle Rd Apt 22107	Armando D. Orantez
Tucson, AZ 85/3/	5840 S Settler Ave Tucson, AZ 85746
Sheena Monique Jones 758 E Anastasia St	Roger Dale Worley Jr, II
San Tan Valley, AZ 85140	1116 E Shepherds Wy Casa Grande, AZ 85122
Dyjon Dante Primmer	
Tucson, AZ 85748	Luchana Maria Thompson 8569 W Tinajas Dr #1225
	Arizona City, AZ 85123
	Ricky Romo Badilla 3055 N Flowing Wells #2141 Tucson, AZ 85705  Maher H. Shuhaiber Kifaya Zakaria Shuhaiber 2761 W Bensbrook Pl Tucson, AZ 85741  Teresa Ann Bilke 4873 W Bluebell Wy Tucson, AZ 85742  Preston Joe Schaefer 625 S Power Rd #351 Mesa, AZ 85206  Autumn Michelle Nevarez 25538 S Blazed Ridge Rd Tucson, AZ 85739  Esteban Daniel Nava 361 E Glenn St Tucson, AZ 85705  Renee E. Bouler 10333 N Oracle Rd Apt 22107 Tucson, AZ 85737  Sheena Monique Jones 758 E Anastasia St San Tan Valley, AZ 85140  Dyjon Dante Primmer 9580 E 33rd