

1 **SCHIAN WALKER, P.L.C.**

2 1850 NORTH CENTRAL AVENUE, #900

3 PHOENIX, ARIZONA 85004-4531

4 TELEPHONE: (602) 277-1501

5 FACSIMILE: (602) 297-9633

6 E-MAIL: bkdoCKET@biz.law

7 **CODY J. JESS, #025066**

8 **TYLER J. GRIM, #031300**

9 Attorneys for Debtor

10 **UNITED STATES BANKRUPTCY COURT**
11 **DISTRICT OF ARIZONA**

12 In re:

13 YOMTOV SCOTT MENAGED,

14 Debtor.

Case No. 2:16-bk-04268-PS

CHAPTER 7

**APPLICATION FOR RULE 2004
PRODUCTION OF DOCUMENTS TO
TITLE SECURITY AGENCY OF ARIZONA**

15 Pursuant to Bankruptcy Rule 2004, Debtor Yomtov Scott Menaged (the “**Debtor**”), files this
16 Application for an order directing Title Security Agency of Arizona (“**TSA**”) to produce the documents
17 set forth on Exhibit “A.” The production of documents is to be scheduled on a date and time agreeable
18 to the parties, or if upon notice, after not less than 14 days’ notice.

19 Pursuant to Bankruptcy Rule 2004, the Court may order any person to produce documents
20 relating to the acts, conduct, or property of a debtor, or to the liabilities or financial condition of a
21 debtor, or relating to any matter that may affect the administration of a debtor’s bankruptcy estate. The
22 Debtor desires to examine TSA about certain of the Debtor’s and his entities’ prepetition assets and
23 liabilities.

24 The topics upon which the Debtor seeks to examine TSA fall squarely within the purview of
25 Rule 2004 as they relate to the assets and liabilities of the Debtor and to the administration of the
Debtor’s bankruptcy estate. A form of order approving this Application is being lodged herewith for the

1 Court's convenience.

2 DATED this 1st day of February, 2017.

3 SCHIAN WALKER, P.L.C.

4
5 By /s/ CODY J. JESS, #025066

6 Cody J. Jess
7 Tyler J. Grim
8 Attorneys for Debtor

9 COPY of the foregoing
10 e-mailed this 1st day
11 of February, 2017, to:

12 Steven J. Brown, Esq.
13 Steven D. Nemecek, Esq.
14 Steve Brown & Associates, LLC
15 1414 East Indian School Road, #200
16 Phoenix, Arizona 85014
17 Attorneys for Trustee
18 sbrown@sjbrownlaw.com
19 snemecek@sjbrownlaw.com

20 Jennifer A. Giaimo, Esq.
21 U.S. Trustee's Office
22 230 North First Avenue, #204
23 Phoenix, Arizona 85003-1706
24 jennifer.a.giaimo@usdoj.gov

25 James E. Shively, Esq.
James B. Ball, Esq.
Ball, Santin & McLeran, PLC
2999 North 44th Street, #500
Phoenix, Arizona 85018
Attorneys for BMW Financial Services, NA, LLC
And Daimler Trust
shively@bsmplc.com
ball@bsmplc.com

Cynthia L. Johnson, Esq.
Law Office of Cynthia L. Johnson
11640 East Caron Street
Scottsdale, Arizona 85259
Attorneys for Sell Wholesale Funds, LLC
Cynthia@jsk-law.com

1 David N. Ingrassia, Esq.
2 David N. Ingrassia, P.C.
3 3961 East Chandler Boulevard, #111-119
4 Phoenix, Arizona 85048
5 Attorneys for Direct Capital Corporation
6 David.ingrassia@cox.net

7 Aldridge Pite, LLP
8 4375 Jutland Drive, #200
9 Post Office Box 17933
10 San Diego, California 92177-0933
11 Attorneys for U.S. Bank, N.A.

12 David L. Knapper, Esq.
13 Law Offices of David L. Knapper
14 1599 East Oranewood Avenue, #125
15 Phoenix, Arizona 85020
16 Attorneys for Azben Limited, LLC
17 dlk@knapperlaw.com

18 Kevin J. Blakley, Esq.
19 Gammage & Burnham, P.L.C.
20 Two North Central Avenue, 15th Floor
21 Phoenix, Arizona 85004
22 Attorneys for Shawna C. Heuer,
23 Personal representative of the Estate of
24 Denny J. Chittick
25 kblakley@gbllaw.com

Ryan W. Anderson, Esq.
Alisan M. B. Patten, Esq.
Guttilla Murphy Anderson
5415 East High Street, #200
Phoenix, Arizona 85054
Attorneys for the Receiver
randerson@gamlaw.com
apatten@gamlaw.com

/s/ JULIE LARSEN

1 **EXHIBIT “A”**

2 **DEFINITIONS**

3 1. “Communications” means and includes all oral and written communications of any
4 nature, type, or kind including, but not limited to, any documents, conversations (telephonic or
5 otherwise), discussions, meetings, facsimiles, e-mails, pagers, memoranda, and any other medium
6 through which information is conveyed or transmitted.

7 2. “Debtor” means Yomtov Scott Menaged.

8 3. “Document” means documents and other tangible things as defined in the broadest sense
9 permissible under the Federal Rules of Civil Procedure and shall include, without limitation: the
10 original, or, if an original is not available, any copies, as well as any non-identical copies (regardless of
11 origin and whether or not including additional writing thereon or attached thereto) and whether or not
12 still in existence and drafts of any (a) memorandum, (b) reports, (c) evaluations, (d) correspondence,
13 (e) interoffice communications, (f) books, (g) manuals, (h) instructions, (i) directives, (j) notes,
14 (k) forms, (l) letters, (m) agreements, (n) contracts, (o) invoices or purchase orders, (p) checks,
15 (q) journals, (r) ledgers, (s) financial statements, (t) pro formas, (u) telexes, (v) rapid faxes,
16 (w) radiograms, (x) confirmations, (y) telegrams, and telexes, (z) pamphlets, (aa) drawings,
17 (bb) contracts or agreements, (cc) lawsuits, including complaints oppositions, replies, and all other
18 pleadings or memoranda submitted to or for submission to any court, administrative agency, association,
19 or governmental tribunal, whether in or outside the United States, (dd) periodicals, (ee) newspapers,
20 (ff) press or publicity releases, (gg) computer or business machine printouts, (hh) accountants’ work
21 papers, accountants’ statements and writings, (ii) notations or any record of meetings, (jj) brochures,
22 (kk) catalogs, (ll) photographs, (mm) circulars, (nn) charts, (oo) maps, (pp) sketches, (qq) statements,
23 (rr) notations of any sort concerning conversations, telephone calls, meetings or other communications,
24 (ss) bulletins, (tt) lists, (uu) minutes, (vv) audio or video tapes and computer discs, (ww) electronic or
25 magnetic transcriptions including data stored in or for use in computers, word processors and memory

1 typewriters, (xx) graphic or pictorial matter, (yy) applications and amendments, (zz) newsletters,
2 (aaa) training materials, (bbb) promotional materials, (ccc) advertisements, (ddd) transcripts,
3 (eee) diaries, (fff) analyses, (ggg) summaries, (hhh) enclosures, (iii) questionnaires and surveys,
4 (jjj) complaints whether in the form of letters, notes of telephone calls, on forms, on tape recordings, on
5 video recordings, or on any record whatsoever, (kkk) all drafts, preliminary versions, alterations,
6 modifications, revisions, changes, amendments, and written comments concerning any of the foregoing,
7 (lll) phone logs, (mmm) phone bills, (nnn) phone message logs, and (ooo) all other documentary
8 materials of any nature whatsoever within the possession, custody, or control of the parties.

9 4. “Electronically Stored Information” means, without limitation, all information contained
10 on any computing device owned, maintained, or otherwise controlled by you, including but not limited
11 to, mainframe, desktop, laptop, tablet, or palm pilot, network servers, telephone voicemail servers,
12 employees’ employer provided home computers, and the personal digital assistants (PDAs), digital cell
13 phones, telephone answering machines, pagers or other information storing electronic devices of you, or
14 on associated external media, backup tapes, and other archival copies of same. Unless otherwise
15 specified, documents, reports, and other Electronically Stored Information created using any version of
16 Microsoft Word, PowerPoint, Excel, Visio, or Access, WordPerfect, Oracle, or any other Microsoft,
17 Adobe, or currently available “off-the-shelf” application must be produced in the form on which it is
18 currently stored on whatever media it currently resides. The electronically stored information should not
19 be locked, resaved, restructured, “scrubbed” of unapparent or hidden content or any other data or
20 metadata, but rather should be produced in a copy precisely reproducing its entire state as present in
21 your systems. Unless otherwise specified, electronic mail (e-mail) should be produced in native form;
22 that is, in whatever database or file or directory structures are used by your mail processing software.
23 All metadata and other unapparent or hidden data related to mail messages must be produced, including,
24 but not limited to file attachments, message priority flags, message read/access timestamps, and in the
25

1 case of e-mail sent to distribution lists information on the membership of such lists at the time the e-mail
2 was sent.

3 5. “Refer” or “relate” as used herein, include, but are not limited to, all drafts of documents,
4 drafts of any part of a document, and executed documents, that directly mention or that have a
5 relationship to or connection with the subject matter requested whether or not the subject matter is
6 specifically mentioned therein.

7 6. “Relate to,” “relating to,” “reference to,” “involving,” “evidencing” and “contained in”
8 mean constitutes, contains, embodies, reflects, identifies, states, refers to, deals with, or is in any way
9 pertinent to or associated with the specified subject, including documents concerning the preparation of
10 other documents.

11 7. “You,” “your,” and “yourself” means Title Security Agency of Arizona and all other
12 persons acting or purporting to act on TSA’s behalf.

13 **INSTRUCTIONS**

14 1. If you assert a privilege as to any Document that you have been requested to produce, in
15 your response to this Request, please identify each such Document and state the nature of the privilege
16 claimed and the facts upon which such claim is based.

17 2. You are to produce all information that is your custody, control, or possession or your
18 attorneys, investigators, agents, employees, subsidiaries, or other representatives.

19 3. Where an individual Request calls for a response that involves more than one part, each
20 part of the Response should be clearly set out so that it is understandable.

21 4. Each of these Requests is intended to be a continuing request, and if, at a later date, you
22 obtain any additional Documents that are different from, or in addition to, those that you have produced,
23 then you should amend your answer promptly so as to fully set forth the new or different information.

24 5. If your response to a Request is “not applicable” or any similar phrase or answer, then
25 explain in detail why the Request is not applicable.

1 6. If your response to a Request is that you do not have any such Documents in your
2 possession, or any similar answer, then explain in detail all efforts you made to obtain or locate
3 Documents responsive to that Request.

4 7. You are requested to produce the Documents for inspection as they are kept in the usual
5 course of business or to otherwise organize and label them to correspond with the categories in the
6 request.

7 8. If you contend that a Document would be excludable from production regardless of its
8 relevance, then (i) describe the subject matter of the Document; (ii) identify its date of preparation,
9 (iii) identify its author, (iv) identify all recipients of the Document, (v) state all the reasons why the
10 Document should be excluded from production, and (vi) identify each person that has knowledge of the
11 factual basis, if any, on which the privilege or other ground is asserted for not producing the Document.

12 9. If any of the requested Documents cannot be produced in full, then produce them to the
13 fullest extent possible, and (i) state your reasons for your inability to produce the remainder of the
14 Document, and (ii) describe in detail whatever information, knowledge, or belief that you have
15 concerning the substance or the contents of the unproduced partial or incomplete Document.

16 10. If you are requested to identify any Document that was at one time in existence but is no
17 longer in existence, then please state, and specify for each Document: (a) the type of Document; (b) the
18 content of the information contained therein; (c) the date upon which the Document ceased to exist;
19 (d) the circumstances under which it ceased to exist; (e) the identity of all persons having knowledge of
20 the circumstances under which the Document ceased to exist; and (f) the identity of all persons having
21 knowledge or who had knowledge of the contents thereof.

22 **SPECIAL INSTRUCTIONS REGARDING ELECTRONIC DATA**

23 1. This request includes all electronically stored information generated, stored or accessible
24 by your computer system(s). Electronically stored information is an irreplaceable source of evidence in
25 this matter. In addition to discovery of all tangible forms of evidence, the Debtor requests production of

1 or access to your computer system(s), including access to the system, for nondestructive retrieval of
2 relevant electronically stored information. You should have already implemented and maintain the
3 following safeguards against the destruction of evidence pending resolution of this matter since the time
4 you had notice of the pending claim.

5 2. In the event you have not already taken appropriate steps to safeguard your electronically
6 stored information, you must take the following steps for all computers used by you or anyone working
7 at your direction:

8 a. For fixed drives attached to such computers or accessible by such computers
9 through a network or otherwise, (i) a true and correct copy should be made of all electronic data on such
10 fixed drives that is responsive to any of the requests enumerated below including all active files and
11 completely restored versions of all deleted electronic files and file fragments; (ii) full directory listings
12 (including hidden files) for all directories and subdirectories (including hidden files) on such fixed
13 drives should be written; and (iii) such copies and listings should be preserved.

14 b. Storage devices, such as magnetic tapes and cartridges, magneto-optical disks,
15 floppy diskettes, CDs, flash ROM, and all other such media containing any electronic data that is
16 responsive to any of the requests enumerated below, should be collected and put into storage for the
17 duration of this lawsuit.

18 3. Regarding electronically stored information that is responsive to any of the Requests
19 enumerated below, which exist on fixed drives attached to computers at the time this discovery request
20 is served: do not alter or erase such electronically stored information, and do not perform other
21 procedures (such as data compression and disk de-fragmentation or optimization routines) which may
22 affect such information, unless a true and correct copy has been made of such active files and of
23 completely restored versions of such deleted electronic files and file fragments, copies have been made
24 of all directory listings, (including hidden files) for all directories and subdirectories containing such
25 files, and arrangements have been made to preserve copies while this matter is pending.

4. Regarding all electronic media used for off-line storage containing any electronically stored information, which exists at the time of this discovery request and is responsive to any of the requests enumerated below: stop any activity which may result in the loss of such electronic information, including rotation, destruction, overwriting or erasure of such media in whole or in part. This special instruction is intended to cover all removable electronic media used for data storage in connection with your computer system, including magnetic tapes and cartridges, magneto-optical disks, floppy diskettes, CDs, flash ROM, and all other such media.

5. Regarding storage devices maintained by third parties but accessible by you through a network or otherwise: do not modify or delete any electronically stored information existing at the time these discovery requests are served that are or may be responsive to any of the requests enumerated below, unless a true and correct copy of each such electronic information has been made and steps have been taken to assure that such a copy will be preserved and accessible for purposes of this lawsuit.

6. Do not dispose of any electronic data storage devices or other equipment that may contain or access electronically stored information falling within the scope of the following requests.

7. Preserve copies of all application programs and utilities, which may be used to process electronically stored information falling within the scope of the following requests.

8. Maintain an activity log to document modifications made to any electronic data processing system that may affect the system's capability to process any electronically stored information that is responsive to any of the requests enumerated below, regardless of who made such modification.

DOCUMENTS REQUESTED

1. From the period of January 1, 2012, to December 1, 2016, any and all documents related to the Debtor.

2. From the period of January 1, 2012, to December 1, 2016, any and all documents related to Arizona Home Foreclosures, LLC.

1 3. From the period of January 1, 2012, to December 1, 2016, any and all documents related
2 to Easy Investments, LLC.

3 4. From the period of January 1, 2012, to December 1, 2016, any and all documents related
4 to DenSco Investment Corporation.

5 5. From the period of January 1, 2012, to December 1, 2016, any and all documents related
6 to DCMoney@yahoo.com.