

BURCH & CRACCHIOLO, P.A.
1850 NORTH CENTRAL AVENUE, SUITE 1700
PHOENIX, AZ 85004
TELEPHONE 602.274.7611

Ryan W. Anderson (Ariz. No. 020974)
Email: randerson@bcattorneys.com

Attorneys for Peter S. Davis, Receiver

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

ARIZONA CORPORATION
COMMISSION,

Plaintiff,

v.

DENSCO INVESTMENT
CORPORATION, an Arizona
corporation,

Defendant.

Cause No. CV2016-014142

PETITION NO. 158

PETITION FOR ORDER APPROVING
FEES AND COSTS INCURRED BY THE
RECEIVER AND BURCH &
CRACCHIOLO, P.A. FOR THE PERIOD
AUGUST 1, 2024, THROUGH APRIL 30,
2025

(Assigned to the Honorable John Hannah)

Peter S. Davis, as the court appointed Receiver, respectfully petitions the Court as follows:

1. On August 18, 2016, this Court entered its *Order Appointing Receiver*, which appointed Peter S. Davis as Receiver of DenSco Investment Corporation (“Receivership Order”).

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1 2. Pursuant to this Court's *Order Re: Petition No. 1*, the Court approved the
2 Receiver's compensation at the rate of \$250.00 per hour together with all reasonable costs
3 and expenses incurred relating to these services as Receiver. These services are billed by and
4 paid to the Receiver's firm, J.S. Held, LLC.

5 3. Pursuant to this Court's *Order Re: Petition No. 1*, the Receiver engaged the
6 services of the law firm of Guttilla Murphy Anderson, P.C., of Phoenix, Arizona, and the
7 Receiver agreed to pay the law firm compensation at agreed hourly rates for the services of
8 the firm together with all reasonable costs and expenses incurred on behalf of the Receiver¹.

9 4. The Receiver has submitted as Exhibit "A" an itemized statement for services
10 rendered to this Receivership by the Receiver and his firm, J.S. Held, LLC, and for
11 reimbursable costs incurred or paid during the period of August 1, 2024, through April 30,
12 2025². The total amount requested for payment by the Receiver is \$15,851.34. The Receiver
13 believes that this amount is reasonable and should be paid from the Receivership Assets.

14 5. The law firm of Burch & Cracchiolo, P.A., has submitted as Exhibit "B" an
15 itemized statement for services rendered to this Receivership and for reimbursable costs
16 incurred or paid during the period from August 1, 2024, through April 30, 2025. The total
17 amount requested for payment by the law firm of Burch & Cracchiolo is \$15,366.97. The
18
19

20 ¹ On May 1, 2024 the professionals at Guttilla Murphy Anderson P.C. joined Burch & Cracchiolo P.A. On
21 May 7, 2024 a Notice of Substitution of Counsel was filed in this matter.

22 ² Due to the fact that the Receivership of DenSco is winding down and all litigation has been resolved, the
Receiver has decided it is no longer necessary to submit the professional invoices of the Receiver and his
counsel to the Court under seal and for in camera review.

1 Receiver believes that this amount is reasonable and should be paid from the Receivership
2 Assets and has therefore approved this statement for payment.

3 **WHEREFORE**, the Receiver respectfully requests that the Court enter an order
4 authorizing the Receiver to pay from Receivership Assets:

5 1. The amount of \$15,851.34 to J.S. Held, LLC, for services rendered and costs
6 incurred or paid during the period August 1, 2024, through April 30, 2025; and

7 2. The amount of \$15,366.97 to Burch & Cracchiolo, P.A. for services rendered
8 and costs incurred or paid during the period August 1, 2024, through April 30, 2025.

9 **RESPECTFULLY SUBMITTED** this 15th day of May, 2025.

10 **BURCH & CRACCHIOLO, P.A.**

11
12 By: /s/ Ryan W. Anderson
13 Ryan W. Anderson
14 Attorneys for the Receiver
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EXHIBIT "A"



Invoice No: INV-01US-0202828
Date: 10/9/2024
Due date: 12/8/2024
Payment Terms: Net 60
Bill Through Date: 9/27/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0202828
Date: 10/9/2024
Due date: 12/8/2024
Payment Terms: Net 60
Bill Through Date: 9/27/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 710.50
Expenses:	USD	\$ 221.41
Invoice Total	USD	\$ 931.91

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT TO

To Remit Payment via check:

J.S. Held LLC - US

P.O. Box 23368
New York, NY 10087-3368
Phone: 516.621.2900

Payment Method

Bank Name:
ABA#:
Swift Code:
Account:
Branch address:

Beneficiary:
Reference (Mandatory):

Account:

JP Morgan Chase
021000021
CHASUS33
328833006
4 New York Plaza, New York,
10004
J.S. Held LLC - US
Invoice No: INV-01US-0202828

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.

[Click here to make your payment](#)



Invoice No: INV-01US-0202828
Date: 10/9/2024
Due date: 12/8/2024
Payment Terms: Net 60
Bill Through Date: 9/27/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
CORPORATE FINANCE			
Sara Beretta	2.90	245.00	710.50
TOTAL CORPORATE FINANCE	2.90		710.50
TOTAL PROFESSIONAL SERVICES RENDERED:	2.90		\$ 710.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
8/12/2024	Sara Beretta	General - Read and responded to investor email; approved July professional fees and corresponded with counsel regarding same.	0.20
8/30/2024	Sara Beretta	General - Read and responded to email from investor Kaylene Moss.	0.10
9/3/2024	Sara Beretta	General - Analyzed docket, downloaded pleadings, and updated receivership website; evaluated banking options, corresponded with Receiver regarding same; communicated with bank regarding updates to address and signatories.	0.60
9/4/2024	Sara Beretta	General - Corresponded with Western Alliance and the Receiver regarding updates to signature card.	0.10
9/5/2024	Sara Beretta	General - Corresponded with Western Alliance and completed Docusign; analyzed and approved legal fee invoice.	0.20
9/18/2024	Sara Beretta	General - Read and responded to email from title company regarding DenSco mortgage;	0.40

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0202828** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

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Invoice No: INV-01US-0202828
Date: 10/9/2024
Due date: 12/8/2024
Payment Terms: Net 60
Bill Through Date: 9/27/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
		conducted research and located corresponding release.	
9/20/2024	Sara Beretta	General - Analyzed docket, downloaded pleadings, and updated receivership website; coordinated payment of approved receivership fees and updated receivership QuickBooks; coordinated destruction of checks from closed account.	0.90
9/23/2024	Sara Beretta	General - Corresponded with team regarding GoDaddy renewal for receivership website.	0.10
9/27/2024	Sara Beretta	General - Corresponded with title company and Receiver's counsel regarding mortgage release; corresponded with District Court regarding Scott Menaged restitution payments.	0.30
TOTAL:			2.90



Invoice No: INV-01US-0202828
Date: 10/9/2024
Due date: 12/8/2024
Payment Terms: Net 60
Bill Through Date: 9/27/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF EXPENSES:

Staff Member	Amount
CORPORATE FINANCE	
Peter Davis	221.41
CORPORATE FINANCE TOTALS	221.41
TOTAL EXPENSES:	221.41 USD

EXPENSE DETAIL

Date	Source	Description	Amount
9/23/2024	Peter Davis	DenSco receivership website annual renewal	221.41
TOTAL EXPENSES:			221.41 USD



Invoice No: INV-01US-0209699
Date: 11/11/2024
Due date: 1/10/2025
Payment Terms: Net 60
Bill Through Date: 10/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0209699
Date: 11/11/2024
Due date: 1/10/2025
Payment Terms: Net 60
Bill Through Date: 10/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 2,291.50
Invoice Total	USD	\$ 2,291.50

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT TO

To Remit Payment via check:	Payment Method	Account:
J.S. Held LLC - US	Bank Name:	JP Morgan Chase
	ABA#:	021000021
P.O. Box 23368	Swift Code:	CHASUS33
New York, NY 10087-3368	Account:	328833006
Phone: 516.621.2900	Branch address:	4 New York Plaza, New York, 10004
	Beneficiary:	J.S. Held LLC - US
	Reference (Mandatory):	Invoice No: INV-01US-0209699

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.

[Click here to make your payment](#)



Invoice No: INV-01US-0209699
Date: 11/11/2024
Due date: 1/10/2025
Payment Terms: Net 60
Bill Through Date: 10/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
CORPORATE FINANCE			
Carla Rietz	0.30	125.00	37.50
Sara Beretta	9.20	245.00	2,254.00
TOTAL CORPORATE FINANCE	9.50		2,291.50
TOTAL PROFESSIONAL SERVICES RENDERED:	9.50		\$ 2,291.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
10/10/2024	Sara Beretta	General - Updated QuickBooks and reconciled to Jul-Sep 2024 bank statements; prepared quarterly collections report and provided to ACC; followed up on Menaged federal restitution checks.	0.70
10/16/2024	Carla Rietz	General - Coordinated remote deposit of check received.	0.20
10/16/2024	Sara Beretta	General - Coordinated remote deposit access for Carla Rietz and updated deposit files.	0.20
10/21/2024	Sara Beretta	General - Corresponded with Miller Kaplan; researched applicable judgment interest rates and updated Menaged judgment calculation; read and responded to email from investor Sandra Smith; began drafting final receivership report.	1.50
10/24/2024	Sara Beretta	General - Coordinated Receiver's signature on POA forms and returned to Miller Kaplan for tax	0.10



Invoice No: INV-01US-0209699
Date: 11/11/2024
Due date: 1/10/2025
Payment Terms: Net 60
Bill Through Date: 10/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation

Date	Staff Member	Description	Hours
		return assistance.	
10/29/2024	Carla Rietz	General - Coordinated remote deposit of check received.	0.10
10/31/2024	Sara Beretta	General - Researched interest rates and completed Scott Menaged judgment calculation.	0.90
10/31/2024	Sara Beretta	General - Continued drafting Receiver's final report in preparation for receivership termination.	5.80
TOTAL:			9.50



Invoice No: INV-01US-0216045
Date: 12/10/2024
Due date: 2/8/2025
Payment Terms: Net 60
Bill Through Date: 11/26/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0216045
Date: 12/10/2024
Due date: 2/8/2025
Payment Terms: Net 60
Bill Through Date: 11/26/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 3,136.00
Invoice Total	USD	\$ 3,136.00

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT TO

To Remit Payment via check:	Payment Method	Account:
J.S. Held LLC - US	Bank Name:	JP Morgan Chase
	ABA#:	021000021
P.O. Box 23368	Swift Code:	CHASUS33
New York, NY 10087-3368	Account:	328833006
Phone: 516.621.2900	Branch address:	4 New York Plaza, New York, 10004
	Beneficiary:	J.S. Held LLC - US
	Reference (Mandatory):	Invoice No: INV-01US-0216045

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.

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Invoice No: INV-01US-0216045
Date: 12/10/2024
Due date: 2/8/2025
Payment Terms: Net 60
Bill Through Date: 11/26/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
CORPORATE FINANCE			
Sara Beretta	12.80	245.00	3,136.00
TOTAL CORPORATE FINANCE	12.80		3,136.00
TOTAL PROFESSIONAL SERVICES RENDERED:	12.80		\$ 3,136.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
11/1/2024	Sara Beretta	General - Read and responded to emails from investors Jeff Phalen and James McCoy.	0.10
11/1/2024	Sara Beretta	General - Continued drafting Receiver's final report in preparation for receivership termination.	3.90
11/4/2024	Sara Beretta	General - Began preparation of final accounting.	0.90
11/4/2024	Sara Beretta	General - Continued drafting Receiver's final report in preparation for receivership termination.	2.80
11/6/2024	Sara Beretta	General - Followed up with Miller Kaplan regarding tax review status; continued preparation of final accounting, updated final receivership report, and corresponded with counsel and Receiver regarding same.	4.50
11/18/2024	Sara Beretta	General - Discussed receivership termination status with Ryan Anderson.	0.10
11/21/2024	Sara Beretta	General - Corresponded with Carla Reitz regarding request for document destruction	0.10

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0216045** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0216045
Date: 12/10/2024
Due date: 2/8/2025
Payment Terms: Net 60
Bill Through Date: 11/26/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
		quote.	
11/22/2024	Sara Beretta	General - Read and responded to email from investor Bill Swirtz.	0.10
11/24/2024	Sara Beretta	General - Read and responded to email from investor Coralee Thompson and followed up with counsel regarding same.	0.10
11/26/2024	Sara Beretta	General - Located additional records to be included in document destruction quote and corresponded with Carla Reitz regarding same.	0.20
TOTAL:			12.80



Invoice No: INV-01US-0224335
Date: 1/13/2025
Due date: 3/14/2025
Payment Terms: Net 60
Bill Through Date: 12/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0224335
Date: 1/13/2025
Due date: 3/14/2025
Payment Terms: Net 60
Bill Through Date: 12/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 563.50
Invoice Total	USD	\$ 563.50

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT TO

To Remit Payment via check:

J.S. Held LLC - US

P.O. Box 23368
New York, NY 10087-3368
Phone: 516.621.2900

Payment Method

Bank Name:
ABA#:
Swift Code:
Account:
Branch address:

Beneficiary:
Reference (Mandatory):

Account:

JP Morgan Chase
021000021
CHASUS33
328833006
4 New York Plaza, New York,
10004
J.S. Held LLC - US
Invoice No: INV-01US-0224335

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.

[Click here to make your payment](#)



Invoice No: INV-01US-0224335
Date: 1/13/2025
Due date: 3/14/2025
Payment Terms: Net 60
Bill Through Date: 12/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Sara Beretta	2.30	245.00	563.50
TOTAL STRATEGIC ADVISORY	2.30		563.50
TOTAL PROFESSIONAL SERVICES RENDERED:	2.30		\$ 563.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
12/3/2024	Sara Beretta	General - Analyzed Miller Kaplan engagement agreement and corresponded with Nicholas Sanchez regarding same.	0.10
12/9/2024	Sara Beretta	General - Followed up on document destruction quote and Miller Kaplan engagement; read and responded to emails from investor Mike Scroggin.	0.30
12/11/2024	Sara Beretta	General - Read and responded to emails from investor Warren Bush.	0.10
12/12/2024	Sara Beretta	General - Read and responded to emails from investor Coralee Thompson.	0.10
12/16/2024	Sara Beretta	General - Followed up on Miller Kaplan engagement letter and quote for document destruction.	0.10
12/18/2024	Sara Beretta	General - Reviewed electronics destruction quote and corresponded with team regarding same.	0.20
12/23/2024	Sara Beretta	General - Corresponded with team regarding Iron Mountain quote for destruction of	0.10

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0224335** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0224335
Date: 1/13/2025
Due date: 3/14/2025
Payment Terms: Net 60
Bill Through Date: 12/31/2024

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
		electronics.	
12/24/2024	Sara Beretta	General - Followed up with Miller Kaplan regarding tax review status.	0.10
12/30/2024	Sara Beretta	General - Read and responded to investor email; followed up with counsel regarding final report status; read email regarding clouded title issue; corresponded with Miller Kaplan and coordinated execution of engagement letter for tax assistance.	0.60
12/31/2024	Sara Beretta	General - Researched loan release and communicated with homeowner regarding clouded title; prepared corrected release and corresponded with counsel regarding same.	0.60
TOTAL:			2.30



Invoice No: INV-01US-0246192
Date: 3/10/2025
Due date: 5/9/2025
Payment Terms: Net 60
Bill Through Date: 2/26/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0246192
Date: 3/10/2025
Due date: 5/9/2025
Payment Terms: Net 60
Bill Through Date: 2/26/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 2,415.00
Expenses:	USD	\$ 18.00
Invoice Total	USD	\$ 2,433.00

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0246192

If ACH payments are not an option for your company, please mail all checks to

Mailing Address
J.S. Held US Lockbox
P.O. Box 23368
New York, NY 10087-3368

Overnight Mailing Address
JP Morgan Chase – Lockbox Processing
Attn: J.S. Held US Lockbox #23368
4 Chase Metrotech Center, 7th Fl East
Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.
[Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.



Invoice No: INV-01US-0246192
Date: 3/10/2025
Due date: 5/9/2025
Payment Terms: Net 60
Bill Through Date: 2/26/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Carla Rietz	0.10	140.00	14.00
Sara Beretta	9.80	245.00	2,401.00
TOTAL STRATEGIC ADVISORY	9.90		2,415.00
TOTAL PROFESSIONAL SERVICES RENDERED:	9.90		\$ 2,415.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
1/2/2025	Sara Beretta	General - Communicated with Receiver, team, and homeowner regarding release.	0.10
1/6/2025	Sara Beretta	General - Read and responded to email from investor Jeff Phalen.	0.10
1/7/2025	Sara Beretta	General - Read and responded to email from investor Mike Scroggin; began working on 1099 filings for 2024.	0.30
1/8/2025	Sara Beretta	General - Prepared and filed 1099 forms for 2024; addressed inquiries from investors Warren Bush and Bob Hahn.	0.40
1/9/2025	Sara Beretta	General - Updated property files for signed release and sent to homeowner.	0.10
1/21/2025	Sara Beretta	General - Read and responded to email from investor Kaylene Moss.	0.10
2/5/2025	Sara Beretta	General - Read and responded to emails from multiple investors and Mainstar regarding receivership status.	0.30

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0246192** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0246192
Date: 3/10/2025
Due date: 5/9/2025
Payment Terms: Net 60
Bill Through Date: 2/26/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
2/6/2025	Sara Beretta	General - Read and responded to emails from investor Bill Swirtz.	0.10
2/18/2025	Sara Beretta	General - Addressed homeowner inquiries; followed up with bank regarding online banking access.	0.30
2/19/2025	Carla Rietz	General - Coordinated remote deposit of check received.	0.10
2/19/2025	Sara Beretta	General - Completed/submitted Mainstar valuation form; coordinated bank account access and remote deposit; spoke to investor Coralee Thompson.	0.50
2/20/2025	Sara Beretta	General - Updated final disbursement calculation; discussed case status with counsel; prepared affidavit and corresponded with investor Coralee Thompson.	0.60
2/20/2025	Sara Beretta	General - Compiled list of DenSco loans, conducted extensive research, and identified list of Menaged loans for title investigation.	5.10
2/21/2025	Sara Beretta	General - Corresponded with investor Glen Davis; corresponded with counsel regarding title check; prepared new affidavit, corresponded with Coralee Thompson, reviewed documents received, and updated investor files accordingly.	0.80
2/24/2025	Sara Beretta	General - Read and responded to email from investor Dori Ann Davis and updated contact information.	0.10
2/26/2025	Sara Beretta	General - Read and responded to email from investor Mike Scroggin; researched quantity of recorded documents referencing Menaged loans during relevant period and corresponded with counsel regarding same.	0.90
TOTAL:			9.90



Invoice No: INV-01US-0246192
Date: 3/10/2025
Due date: 5/9/2025
Payment Terms: Net 60
Bill Through Date: 2/26/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF EXPENSES:

Staff Member	Amount
STRATEGIC ADVISORY	
Sara Beretta	18.00
STRATEGIC ADVISORY TOTALS	18.00
TOTAL EXPENSES:	18.00 USD

EXPENSE DETAIL

Date	Source	Description	Amount
1/8/2025	Sara Beretta	Other Direct Project Expense: 2024 Form 1099 Filing	18.00
TOTAL EXPENSES:			18.00 USD



Invoice No: INV-01US-0253608
Date: 4/4/2025
Due date: 6/3/2025
Payment Terms: Net 60
Bill Through Date: 3/31/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0253608
Date: 4/4/2025
Due date: 6/3/2025
Payment Terms: Net 60
Bill Through Date: 3/31/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 3,400.50
Invoice Total	USD	\$ 3,400.50

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0253608

If ACH payments are not an option for your company, please mail all checks to

Mailing Address
J.S. Held US Lockbox
P.O. Box 23368
New York, NY 10087-3368

Overnight Mailing Address
JP Morgan Chase – Lockbox Processing
Attn: J.S. Held US Lockbox #23368
4 Chase Metrotech Center, 7th Fl East
Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.
[Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.



Invoice No: INV-01US-0253608
Date: 4/4/2025
Due date: 6/3/2025
Payment Terms: Net 60
Bill Through Date: 3/31/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Peter Davis	3.90	250.00	975.00
Sara Beretta	9.90	245.00	2,425.50
TOTAL STRATEGIC ADVISORY	13.80		3,400.50

TOTAL PROFESSIONAL SERVICES RENDERED: 13.80 \$ 3,400.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
3/4/2025	Sara Beretta	General - Discussed Menaged lien research with counsel; calendared upcoming status hearing; prepared and verified legal descriptions for sample properties and corresponded with counsel regarding same.	1.10
3/10/2025	Sara Beretta	General - Read and responded to email from investor Warren Bush.	0.10
3/12/2025	Sara Beretta	General - Compiled Menaged property legal descriptions and conducted research as needed.	5.70
3/13/2025	Sara Beretta	General - Read and responded to emails from investor Glen Davis; completed compilation of Menaged property legal descriptions, converted to Word format, and corresponded with counsel regarding same.	1.40
3/19/2025	Peter Davis	General - Communicated with counsel regarding hearing and receivership termination plan.	1.00

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0253608** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0253608
Date: 4/4/2025
Due date: 6/3/2025
Payment Terms: Net 60
Bill Through Date: 3/31/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
3/19/2025	Peter Davis	General - Prepared for and attended hearing.	1.00
3/19/2025	Sara Beretta	General - Communicated with Receiver and counsel regarding hearing and next steps; prepared and provided updated property data to counsel; followed up with Miller Kaplan.	0.90
3/20/2025	Peter Davis	General - Communicated with counsel and staff regarding receivership termination tasks.	1.10
3/21/2025	Peter Davis	General - Communicated with counsel and staff regarding receivership termination tasks.	0.80
3/24/2025	Sara Beretta	General - Read and responded to emails from investor Bob Hahn and Bill Swirtz.	0.20
3/26/2025	Sara Beretta	General - Prepared draft notice to property owners regarding 2nd fraud; corresponded with counsel regarding same.	0.40
3/31/2025	Sara Beretta	General - Read and responded to email from investor Jeff Phalen.	0.10
TOTAL:			13.80



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.
21032733

PROJECT NAME
DenSco Investment Corporation



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Professional Services Rendered:	USD	\$ 3,086.50
Expenses:	USD	\$ 8.43
Invoice Total	USD	\$ 3,094.93

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0267445

If ACH payments are not an option for your company, please mail all checks to

Mailing Address
J.S. Held US Lockbox
P.O. Box 23368
New York, NY 10087-3368

Overnight Mailing Address
JP Morgan Chase – Lockbox Processing
Attn: J.S. Held US Lockbox #23368
4 Chase Metrotech Center, 7th Fl East
Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.
[Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Carla Rietz	0.10	140.00	14.00
Peter Davis	2.00	250.00	500.00
Sara Beretta	10.50	245.00	2,572.50
TOTAL STRATEGIC ADVISORY	12.60		3,086.50
TOTAL PROFESSIONAL SERVICES RENDERED:	12.60		\$ 3,086.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
3/24/2025	Peter Davis	General - Analyzed receivership termination issues and communicated with staff regarding same.	0.50
4/1/2025	Peter Davis	General - Read pleadings and related documents.	0.50
4/1/2025	Sara Beretta	General - Reconciled receivership accounting to bank statements; prepared corporate and receivership tax returns; corresponded with Receiver and Miller Kaplan regarding same.	2.90
4/3/2025	Sara Beretta	General - Read and revised petition and order; prepared invoices for fee application; followed up on document/electronics destruction quotes.	1.10
4/4/2025	Peter Davis	General - Read pleadings and correspondence.	0.50
4/4/2025	Sara Beretta	General - Updated investor contact information; prepared March invoice; edited petition, order,	1.20



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
		and property owner notice; corresponded with counsel.	
4/8/2025	Peter Davis	General - Analyzed pleadings.	0.50
4/8/2025	Sara Beretta	General - Discussed case status with counsel and Receiver; communicated with Miller Kaplan.	0.30
4/10/2025	Sara Beretta	General - Analyzed court docket and updated receivership website.	0.20
4/11/2025	Sara Beretta	General - Traveled to/from post office to mail 2024 income tax returns.	0.20
4/14/2025	Carla Rietz	General - Coordinated remote deposit of check received.	0.10
4/14/2025	Sara Beretta	General - Read and responded to emails from property owner and investor Glen Davis.	0.20
4/15/2025	Sara Beretta	General - Read and responded to email from property owner.	0.10
4/17/2025	Sara Beretta	General - Responded to property owner inquiries regarding lien release notice and related petition.	0.20
4/21/2025	Sara Beretta	General - Updated receivership website and corresponded with counsel.	0.20
4/22/2025	Sara Beretta	General - Corresponded with property owner; updated receivership accounting and Menaged Judgment calculation; edited petition and letter regarding Judgment assignment.	2.20
4/23/2025	Sara Beretta	General - Read and responded to emails from property owner and investor Bill Swirtz.	0.20
4/24/2025	Sara Beretta	General - Updated Menaged judgment calculation exhibit; reviewed and revised various petitions and correspondence; communicated with Receiver and counsel.	1.30
4/28/2025	Sara Beretta	General - Communicated with investors Mike	0.20

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0267445** WHEN REMITTING PAYMENT
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Page 4 of 6



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

Date	Staff Member	Description	Hours
		Scroggin and Bob Hahn.	
TOTAL:			12.60



Invoice No: INV-01US-0267445
Date: 5/15/2025
Due date: 7/14/2025
Payment Terms: Net 60
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Ryan Anderson
Guttilla Murphy Anderson, P.C.

Phone: 516.621.2900
Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
21032733	DenSco Investment Corporation

SUMMARY OF EXPENSES:

Staff Member	Amount
STRATEGIC ADVISORY	
Sara Beretta	8.43
STRATEGIC ADVISORY TOTALS	8.43
TOTAL EXPENSES:	8.43 USD

EXPENSE DETAIL

Date	Source	Description	Amount
4/11/2025	Sara Beretta	Courier/Shipping/Freight: Postage for shipping 2024 tax returns	8.43
TOTAL EXPENSES:			8.43 USD

EXHIBIT "B"

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

September 4, 2024

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 414497
Client #: 42359
Matter #: 1
Billing Attorney: RWA

INVOICE SUMMARY

For professional services rendered through August 31, 2024:

RE: Densco - General

Previous Balance	1,713.50
Payments Since Previous Statement	\$.00
Adjustments	.00
Balance Forward	\$ 1,713.50
Current Professional Services	\$ 215.00
Current Disbursements	<u>\$ 13.40</u>
TOTAL THIS INVOICE	\$ 228.40

TOTAL BALANCE DUE	\$ 1,941.90
--------------------------	--------------------

PLEASE MAKE CHECK PAYABLE TO: BURCH & CRACCHIOLO, P.A.
Please return the remittance page with your payment and write the invoice number / file on check.

DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

Invoice #: 414497

September 4, 2024

PROFESSIONAL SERVICES

Date	Atty	Description of Service	Hours
8/13/24	KR	Read email from Ryan Anderson, prepare initial draft and finalize Motion to Approve Fees and Costs for July, 2024; review of invoices, finalize Order Approving Motion; email to all persons on the master mailing list;	1.00
8/15/24	RWA	Edit and Finalize Petition and Order re: July Professional fees	.30

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Amount
Ryan W. Anderson	.30	350.00	105.00
Kim Runyan	1.00	110.00	110.00
TOTALS	1.30		\$ 215.00

TOTAL PROFESSIONAL SERVICES**\$ 215.00****CURRENT DISBURSEMENTS**

Date	Description	Qty	Amount
8/15/24	Filing Fee#10001122		6.70
8/16/24	Filing Fee#10006815		6.70

CURRENT DISBURSEMENTS**\$ 13.40****TOTAL THIS INVOICE****\$ 228.40**

Invoice #: 414497

September 4, 2024

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
410511	7/16/24	765.00	.00	765.00
412559	8/13/24	948.50	.00	948.50

Previous Balance	\$ 1,713.50
Balance Due This Invoice	<u>\$ 228.40</u>
TOTAL BALANCE DUE	<u><u>\$ 1,941.90</u></u>

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

September 4, 2024

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 414497
Client #: 42359
Matter #: 1
Billing Attorney: RWA

REMITTANCE COPY

RE: Densco - General

BALANCE DUE THIS INVOICE	\$ 228.40
--------------------------	-----------

Previous Balance	<u>\$ 1,713.50</u>
------------------	--------------------

TOTAL BALANCE DUE	\$ 1,941.90
--------------------------	--------------------

Please return this copy with payment to:

Burch & Cracchiolo
ATTN: Accounts Receivable
1850 N. Central Ave., Suite 1700
Phoenix, Arizona 85004

For your convenience, you may make payments by credit card online at <https://bcattorneys.com/paynow> or by calling our Credit Card Payment Line at 602-343-7911. They will be able to take your credit card information over the phone.

DUE UPON RECEIPT

Thank you!
Your business is greatly appreciated.

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Please return the remittance page with your payment and write the invoice number / file on check.

DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

February 11, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 425013
Client #: 42359
Matter #: 1
Billing Attorney: RWA

INVOICE SUMMARY

For professional services rendered through January 31, 2025:

RE: Densco - General

Previous Balance	1,941.90
Payments Since Previous Statement	\$ -1,713.50
Adjustments	.00
Balance Forward	\$ 228.40
Current Professional Services	\$ 105.00
Current Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 105.00

TOTAL BALANCE DUE	\$ 333.40
--------------------------	------------------

PLEASE MAKE CHECK PAYABLE TO: BURCH & CRACCHIOLO, P.A.
Please return the remittance page with your payment and write the invoice number / file on check.

DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE
THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

Invoice #: 425013

February 11, 2025

PROFESSIONAL SERVICES

Date	Atty	Description of Service	Hours
1/01/25	RWA	Read e-mail from Sara B. review e-mails from Clear Title; draft response. Review revised Release.	.30

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Amount
Ryan W. Anderson	.30	350.00	105.00
TOTALS	.30		\$ 105.00

TOTAL PROFESSIONAL SERVICES **\$ 105.00**

TOTAL THIS INVOICE **\$ 105.00**

Invoice #: 425013

February 11, 2025

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
414497	9/04/24	228.40	.00	228.40

Previous Balance \$ 228.40

Balance Due This Invoice \$ 105.00

TOTAL BALANCE DUE \$ 333.40

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

February 11, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 425013
Client #: 42359
Matter #: 1
Billing Attorney: RWA

REMITTANCE COPY

RE: Densco - General

BALANCE DUE THIS INVOICE	\$ 105.00
--------------------------	-----------

Previous Balance	<u>\$ 228.40</u>
------------------	------------------

TOTAL BALANCE DUE	\$ 333.40
--------------------------	------------------

Please return this copy with payment to:

Burch & Cracchiolo
ATTN: Accounts Receivable
1850 N. Central Ave., Suite 1700
Phoenix, Arizona 85004

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DUE UPON RECEIPT

Thank you!
Your business is greatly appreciated.

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Please return the remittance page with your payment and write the invoice number / file on check.

DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

March 7, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 427129
Client #: 42359
Matter #: 1
Billing Attorney: RWA

INVOICE SUMMARY

For professional services rendered through February 28, 2025:

RE: Densco - General

Previous Balance	\$ 333.40
Payments Since Previous Statement	\$.00
Adjustments	.00
Balance Forward	\$ 333.40
Current Professional Services	\$ 525.00
Current Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 525.00

TOTAL BALANCE DUE	\$ 858.40
--------------------------	------------------

PLEASE MAKE CHECK PAYABLE TO: BURCH & CRACCHIOLO, P.A.
Please return the remittance page with your payment and write the invoice number / file on check.

DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

Invoice #: 427129

March 7, 2025

PROFESSIONAL SERVICES

Date	Atty	Description of Service	Hours
2/20/25	RWA	Review file re: issues to be addressed to close receivership; telephone call with Receiver regarding same [.5]; Meet with Pioneer Title regarding tile search on 856 properties and discuss options and potential costs, outline notes to file [.3]	.80
2/21/25	RWA	Further discussions with Pioneer Title re: lien release project and draft e-mail to Receiver re: same.	.40
2/25/25	RWA	Read e-mail from Donna W. re: expenses related to potential title searches; draft e-mail to Receiver with estimated expenses.	.30

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Amount
Ryan W. Anderson	1.50	350.00	525.00
TOTALS	1.50		\$ 525.00

TOTAL PROFESSIONAL SERVICES **\$ 525.00**

TOTAL THIS INVOICE **\$ 525.00**

Invoice #: 427129

March 7, 2025

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
414497	9/04/24	228.40	.00	228.40
425013	2/11/25	105.00	.00	105.00

Previous Balance \$ 333.40

Balance Due This Invoice \$ 525.00

TOTAL BALANCE DUE \$ 858.40

BURCH & CRACCHIOLO, P.A.

A PROFESSIONAL ASSOCIATION
LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

March 7, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 427129
Client #: 42359
Matter #: 1
Billing Attorney: RWA

REMITTANCE COPY

RE: Densco - General

BALANCE DUE THIS INVOICE	\$ 525.00
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Previous Balance	<u>\$ 333.40</u>
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TOTAL BALANCE DUE	\$ 858.40
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1850 N. Central Ave., Suite 1700
Phoenix, Arizona 85004

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DISBURSEMENTS MADE TO THIRD PARTY VENDORS ON BEHALF OF YOUR MATTER MAY NOT HAVE BEEN POSTED TO THE ACCOUNT BY THE DATE THE BILL HAS BEEN ISSUED. ANY SUCH DISBURSEMENTS SHALL APPEAR ON A LATER STATEMENT

BURCH & CRACCHIOLO, P.A.

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PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

April 4, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 429227
Client #: 42359
Matter #: 1
Billing Attorney: RWA

INVOICE SUMMARY

For professional services rendered through March 31, 2025:

RE: Densco - General

Previous Balance	\$ 858.40
Payments Since Previous Statement	\$.00
Adjustments	.00
Balance Forward	\$ 858.40

Current Professional Services	\$ 4,157.00
Current Disbursements	<u>\$.00</u>

TOTAL THIS INVOICE	\$ 4,157.00
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TOTAL BALANCE DUE	\$ 5,015.40
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Invoice #: 429227

April 4, 2025

PROFESSIONAL SERVICES

Date	Atty	Description of Service	Hours
3/01/25	RWA	Read e-mail from Donna Walt at Pioneer Title re: options for releasing deeds recorded against real properties by DenSco; review spreadsheet of likely properies with DenSco fake Mortgage and Receiver's research that at least 4,741 recorded documents referencing both "Densco" and "Arizona Home" during the relevant period (7/2013-12/2016), plus 569 recorded documents referencing both "Densco" and "Easy" during the relevant period (1/2013-12/2016), for a total of 5,310 documents. Review public records for 2513 N 109th Avenue in Avondale. Outline notes to file re: same.	2.60
3/04/25	RWA	Read Order re: Status Hearing and update Recevier re: same.	.20
3/04/25	RWA	Address series of issues with getting the Receivership Court to release various DenSco liens recorded against a series of over 800 properties in Maricopa County; Read and respond to a series of e-mails from the Recevier re: same. Meet with Stacy G and Kim R. re: project.	1.00
3/04/25	SG	Met with attorney regarding Final Releases and review of spreadsheet and provided instructions to obtain additional information needed from Maricopa County Assessor's office. Organized spreadsheet to add additional information needed to provide to client.	.50
3/05/25	SG	Worked on the spreadsheet regarding Final Releases and inserted information from Maricopa County Assessor's office.	3.00
3/05/25	KR	Meet with Ryan Anderson regarding Client spreadsheet and information needed from County Assessor's Office to be added to spreadsheet for 865 properties;	.20
3/06/25	SG	Worked on the spreadsheet regarding Final Releases and inserted information from Maricopa County Assessor's office.	3.50
3/06/25	KR	Work on adding legal descriptions from the County Assessor's Office to client spreadsheet;	3.00
3/07/25	SG	Completed the spreadsheet regarding Final Releases and inserted information from Maricopa County Assessor's office.	3.50
3/07/25	KR	Work on adding legal descriptions from the County Assessor's Office to client spreadsheet;	1.50
3/12/25	RWA	Read and respond to e-mail from Wendy Coy re: Hearing in DenSco.	.20
3/12/25	RWA	Review spreadsheet re: address and legal descriptions and e-mail Receiver re: same.	.50
3/19/25	RWA	Telephone call from Wendy Coy re: Status Conference; Review file and prepare for Hearing in DenSco; Telephone from Receiver re: Status Conference; Attend Status Conference and meet with W. Coy and Receiver re: developments. Meet with Sara B. re: action items. Telephone conference with Craig Hood re: DenSco Receivership Update	2.60

Invoice #: 429227

April 4, 2025

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Amount
Ryan W. Anderson	7.10	350.00	2,485.00
Stacy Gonzales	10.50	110.00	1,155.00
Kim Runyan	4.70	110.00	517.00
TOTALS	22.30		\$ 4,157.00

TOTAL PROFESSIONAL SERVICES **\$ 4,157.00**

TOTAL THIS INVOICE **\$ 4,157.00**

Invoice #: 429227

April 4, 2025

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
414497	9/04/24	228.40	.00	228.40
425013	2/11/25	105.00	.00	105.00
427129	3/07/25	525.00	.00	525.00

Previous Balance \$ 858.40

Balance Due This Invoice \$ 4,157.00

TOTAL BALANCE DUE \$ 5,015.40

BURCH & CRACCHIOLO, P.A.

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LAW OFFICES

MAILING ADDRESS
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, ARIZONA 85004
(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

April 4, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 429227
Client #: 42359
Matter #: 1
Billing Attorney: RWA

REMITTANCE COPY

RE: Densco - General

BALANCE DUE THIS INVOICE	\$ 4,157.00
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Previous Balance	<u>\$ 858.40</u>
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TOTAL BALANCE DUE	\$ 5,015.40
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(602) 274-7611

TAX IDENTIFICATION NUMBERS
FEDERAL 86-0316924
STATE 158754

May 5, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 431238
Client #: 42359
Matter #: 1
Billing Attorney: RWA

INVOICE SUMMARY

For professional services rendered through April 30, 2025:

RE: Densco - General

Previous Balance	5,015.40
Payments Since Previous Statement	\$.00
Adjustments	.00
Balance Forward	\$ 5,015.40
Current Professional Services	\$ 6,683.00
Current Disbursements	<u>\$ 3,668.57</u>
TOTAL THIS INVOICE	\$ 10,351.57

TOTAL BALANCE DUE	\$ 15,366.97
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Invoice #: 431238

May 5, 2025

PROFESSIONAL SERVICES

Date	Atty	Description of Service	Hours
4/02/25	RWA	Review file and prepare initial Draft Petition and Order re: Release of DenSco encumbrances; Draft e-mail to Receiver re: same. Read and respond to series of e-mails regarding Fee Applications.	2.30
4/02/25	LB	Begin drafting Petition for Order Approving Fees and Costs of Receiver and Counsel for August 2024 to March 2025, Proof of Mailing, and Order	.60
4/03/25	RWA	Read e-mail from Receiver and revise DenSco Petition No 156, Revise Order and Letter to 854 property owners; Meet with Kim R. re: action items related to Petition No. 156, Draft detailed e-mail to Receiver with revised pleadings, letter and suggested procedural action items.	2.70
4/03/25	KR	Prepare mailing labels to the "Homeowner/Resident" at each street address detailed on the spreadsheet from the client (854 recipients);	.50
4/04/25	RWA	Read series of e-mails from Receiver and revise Petition No. 156, Order re: Petition 156 and Letter to Property Owners; Read e-mail from Receiver re: outstanding fees and address related issues.	2.00
4/04/25	LB	Receive and review invoices from Receiver and Counsel [.3]; Continue drafting Petition for Order Approving Fees and Costs of Receiver and Counsel for August 2024 through March 2025, Exhibits, Proof of Mailing, and Order [.4]	.70
4/04/25	KR	Begin to prepare mailing of Petition No. 156 with cover letter to 854 "Homeowner/Resident" street addresses detailed on the spreadsheet from client;	4.00
4/07/25	KR	Complete preparation of Petition No. 156 with cover letter for mailing to the 854 Homeowner/Resident" street addresses detailed on the spreadsheet from client;	1.00
4/16/25	RWA	Address telephone messages from DenSco homeowners; meet with Receiver re: same.	.20
4/18/25	RWA	Read Order re: Petition No. 156. Update Receiver and address series of related issues re: recording and serving on homeowners.	.40
4/21/25	RWA	Review Managed Judgment and Settlement Agreement and Receiver's Draft Calculation re: Managed Cooperation; prepare initial draft letter to Scott Managed re: Managed Judgment and Settlement Agreement and Receiver's Draft Calculation re: Managed Cooperation; Draft detailed e-mail to Receiver re: same and process to address issues (later) review file and prepare initial draft of Petition No. 157 to Amend and Assign the Judgment; Draft e-mail to Receiver re: same.	4.70
4/22/25	SD	Prepare Order Re: Petition No. 156 for Recording with Maricopa County Recorder; digitally record same;	.50
4/23/25	RWA	Read e-mail from review and review revisions to draft letter to Scott Managed, revise same and e-mail Receiver re: approval of same.	.30

Invoice #: 431238

May 5, 2025

Date	Atty	Description of Service	Hours
4/24/25	RWA	Revise letter to Scott Menaged re: Cooperation and Draft e-mail to Recevier re: same [.4] Revise Draft Petition No. 157 re: Assignment of Judgment [1.0] Draft series of e-mail to Receiver re: same [.2] Edit and revise letter to Homeowners re: Petition No. 156 and address series of related issues [1.0] Read e-mail from Receiver and revise Petition No. 157. [.3] Draft e-mail to Wendy Coy re: same. [.2] Edit and revise Petition No. 158. re: Fees and Costs. and Draft e-mail to Recevier re: same [.3]	3.40
4/24/25	RWA	Address issues re: Order re: Petition No. 156. Revise Letter to Homeowners and Draft detailed e-mail to Recevier re: reccomendations on how to resolve.	.80

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Amount
Ryan W. Anderson	16.80	350.00	5,880.00
Stacey Doran	.50	110.00	55.00
Lisa Bailey	1.30	110.00	143.00
Kim Runyan	5.50	110.00	605.00
TOTALS	24.10		\$ 6,683.00

TOTAL PROFESSIONAL SERVICES**\$ 6,683.00****CURRENT DISBURSEMENTS**

Date	Description	Qty	Amount
4/07/25	Filing Fee, #11394126		6.70
4/18/25	Client Adv. Cost, Obtain copies from agency RE Petition No 156		111.45
4/22/25	Digital Recording Fee, Order Re: Petition No. 156		30.00
	Postage		3,520.42

CURRENT DISBURSEMENTS**\$ 3,668.57****TOTAL THIS INVOICE****\$ 10,351.57**

Invoice #: 431238

May 5, 2025

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
414497	9/04/24	228.40	.00	228.40
425013	2/11/25	105.00	.00	105.00
427129	3/07/25	525.00	.00	525.00
429227	4/04/25	4,157.00	.00	4,157.00

Previous Balance \$ 5,015.40

Balance Due This Invoice \$ 10,351.57

TOTAL BALANCE DUE \$ 15,366.97

BURCH & CRACCHIOLO, P.A.

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LAW OFFICES

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STATE 158754

May 5, 2025

Peter S. Davis
J.S. Held LLC
2700 North Central Avenue, Suite 1275
Phoenix, AZ 85004

Invoice #: 431238
Client #: 42359
Matter #: 1
Billing Attorney: RWA

REMITTANCE COPY

RE: Densco - General

BALANCE DUE THIS INVOICE	\$ 10,351.57
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Previous Balance	<u>\$ 5,015.40</u>
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TOTAL BALANCE DUE	\$ 15,366.97
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