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OCT 17 2017

CLERK U S DISTRICT COURT
DISTRICT OF ARIZONA
BY LG DEPUTY

12 IN THE UNITED STATES DISTRICT COURT
13 FOR THE DISTRICT OF ARIZONA

United States of America,

CR- 17-00680-1-PHX-GMS

Plaintiff,

PLEA AGREEMENT

vs.

18 Yomtov Scott Menaged,
19 Defendant.

Plaintiff, United States of America, and the defendant, YOMTOV SCOTT MENAGED, hereby agree to dispose of this matter on the following terms and conditions:

1. PLEA

The defendant will plead guilty to Count 1 of the indictment charging the defendant with a violation of 18 United States Code (U.S.C.) § 371, Conspiracy to Commit Bank Fraud, a class D felony offense, and to Count 10 of the indictment charging the defendant with a violation of 18 U.S.C. § 1028A, Aggravated Identity Theft, a class E felony offense. The defendant will also plead guilty to a one-count information charging the defendant

1 with a violation of 18 U.S.C. § 1956(h), Money Laundering Conspiracy, a Class C felony
2 offense.

3 **2. MAXIMUM PENALTIES**

4 a. A violation of 18 U.S.C. § 371 is punishable by a maximum fine of \$250,000,
5 a maximum term of imprisonment of 5 years, or both, and a term of supervised release of
6 3 years. A maximum term of probation is five years.

7 b. A violation of 18 U.S.C. § 1028, is punishable by a maximum fine of
8 \$250,000, a mandatory term of imprisonment of 2 years consecutive to any other term of
9 imprisonment imposed, or both, and a term of supervised release of not more than one year.

10 c. A violation of 18 U.S.C. § 1956(h) is punishable by a maximum fine of
11 \$500,000, a maximum term of imprisonment of 20 years, or both, and a term of supervised
12 release of 3 years. The maximum term of probation is five years.

13 d. According to the Sentencing Guidelines issued pursuant to the Sentencing
14 Reform Act of 1984, the Court shall order the defendant to:

15 (1) make restitution to any victim of the offense pursuant to 18 U.S.C.
16 § 3663 and/or 3663A, unless the Court determines that restitution would not be
17 appropriate;

18 (2) pay a fine pursuant to 18 U.S.C. § 3572, unless the Court finds that a
19 fine is not appropriate;

20 (3) serve a term of supervised release when required by statute or when a
21 sentence of imprisonment of more than one year is imposed (with the understanding that
22 the Court may impose a term of supervised release in all other cases); and

23 (4) pay upon conviction a \$100 special assessment for each count to
24 which the defendant pleads guilty pursuant to 18 U.S.C. § 3013.

25 e. The Court is required to consider the Sentencing Guidelines in determining
26 the defendant's sentence. However, the Sentencing Guidelines are advisory, and the Court
27 is free to exercise its discretion to impose any reasonable sentence up to the maximum set
28

1 by statute for the crime(s) of conviction, unless there are stipulations to the contrary that
2 the Court accepts.

3 **3. AGREEMENTS REGARDING SENTENCING**

4 a. Stipulation-Fraud Loss for Money Laundering Conspiracy. Pursuant to Fed.
5 R. Crim. P. 11(c)(1)(C), the United States and the defendant stipulate that the loss
6 associated with the defendant's unlawful conduct as it relates to the money laundering
7 conspiracy in the information is \$34,000,000.00.

8 b. Stipulation-Sentencing Cap. Pursuant to Fed. R. Crim. P. 11(c)(1)(C), the
9 United States and the defendant stipulate that the defendant shall be sentenced to a term of
10 imprisonment of no less than 120 months' incarceration, but that the term of imprisonment
11 cannot exceed 204 months' incarceration.

12 c. Stipulation-Bankruptcy Case. Pursuant to Fed. R. Crim P. 11(c)(1)(C), the
13 United States and the defendant stipulate that the defendant shall execute a permanent
14 waiver of discharge of debts in connection with his bankruptcy case currently pending in
15 the United States Bankruptcy Court for the District of Arizona (2:16-BK-04268-PS)
16 pursuant to the terms included under Section 8b of this agreement.

17 d. Restitution. Pursuant to 18 U.S.C. § 3663 and/or 3663A, the defendant
18 specifically agrees to pay restitution of \$2,112,405.97 as it related to Count 1 of the
19 indictment, to all victims directly or proximately harmed by the defendant's "relevant
20 conduct," including conduct pertaining to any dismissed counts or uncharged conduct, as
21 defined by U.S.S.G. § 1B1.3, regardless of whether such conduct constitutes an "offense"
22 under 18 U.S.C. §§ 2259, 3663 or 3663A. Specifically, the defendant agrees to restitution
23 in the amount of \$1,145,392.81 to Wells Fargo Bank, N.A., and \$967,013.16 to Synchrony
24 Bank. In addition, the defendant understands that restitution is mandatory with respect to
25 Count 1 of the information filed in this case. Pursuant to 18 U.S.C. § 3663 and/or 3663A,
26 the defendant specifically agrees to pay restitution as ordered by the Court to all victims
27 directly or proximately harmed by the defendant's "relevant conduct," including conduct
28 pertaining to any dismissed counts or uncharged conduct, as defined by U.S.S.G. § 1B1.3,

1 regardless of whether such conduct constitutes an “offense” under 18 U.S.C. §§ 2259, 3663
2 or 3663A, but in no event more than \$34,000,000.00. The defendant understands that
3 restitution will be included in the Court’s Order of Judgment and that an unanticipated
4 restitution amount will not serve as grounds to withdraw the defendant’s guilty plea or to
5 withdraw from this plea agreement.

6 e. Assets and Financial Responsibility. The defendant shall make a full
7 accounting of all assets in which the defendant has any legal or equitable interest. The
8 defendant shall not (and shall not aid or abet any other party to) sell, hide, waste, spend, or
9 transfer any such assets or property before sentencing, without the prior approval of the
10 United States (provided, however, that no prior approval will be required for routine, day-
11 to-day expenditures). The defendant also expressly authorizes the United States Attorney’s
12 Office to immediately obtain a credit report as to the defendant in order to evaluate the
13 defendant’s ability to satisfy any financial obligation imposed by the Court. The defendant
14 also shall make full disclosure of all current and projected assets to the U.S. Probation
15 Office immediately and prior to the termination of the defendant’s supervised release or
16 probation, such disclosures to be shared with the U.S. Attorney’s Office, including the
17 Financial Litigation Unit, for any purpose. Finally, the defendant shall participate in the
18 Inmate Financial Responsibility Program to fulfill all financial obligations due and owing
19 under this agreement and the law.

20 f. Acceptance of Responsibility. If the defendant makes full and complete
21 disclosure to the U.S. Probation Office of the circumstances surrounding the defendant’s
22 commission of the offense, and if the defendant demonstrates an acceptance of
23 responsibility for this offense up to and including the time of sentencing, the United States
24 will recommend a two-level reduction in the applicable Sentencing Guidelines offense
25 level pursuant to U.S.S.G. § 3E1.1(a). If the defendant has an offense level of 16 or more,
26 the United States will recommend an additional one-level reduction in the applicable
27 Sentencing Guidelines offense level pursuant to U.S.S.G. § 3E1.1(b).

28 4. **AGREEMENT TO DISMISS OR NOT TO PROSECUTE**

1 a. Pursuant to Fed. R. Crim. P. 11(c)(1)(A), the United States, at the time of
2 sentencing, shall dismiss the following charges: Counts 2-9, and Counts 11-24 for the
3 indictment.

4 b. This office shall not prosecute the defendant for any offenses committed by
5 the defendant, and known by the United States, related to additional activity associated
6 with the defendant's conduct outlined in the indictment and information.

7 c. This agreement does not, in any manner, restrict the actions of the United
8 States in any other district or bind any other United States Attorney's Office.

9 **5. COURT APPROVAL REQUIRED; REINSTITUTION OF PROSECUTION**

10 a. If the Court, after reviewing this plea agreement, concludes that any
11 provision contained herein is inappropriate, it may reject the plea agreement and give the
12 defendant the opportunity to withdraw the guilty plea in accordance with Fed. R. Crim. P.
13 11(c)(5).

14 b. If the defendant's guilty plea or plea agreement is rejected, withdrawn,
15 vacated, or reversed at any time, this agreement shall be null and void, the United States
16 shall be free to prosecute the defendant for all crimes of which it then has knowledge and
17 any charges that have been dismissed because of this plea agreement shall automatically
18 be reinstated. In such event, the defendant waives any and all objections, motions, and
19 defenses based upon the Statute of Limitations, the Speedy Trial Act, or constitutional
20 restrictions in bringing later charges or proceedings. The defendant understands that any
21 statements made at the time of the defendant's change of plea or sentencing may be used
22 against the defendant in any subsequent hearing, trial, or proceeding subject to the
23 limitations of Fed. R. Evid. 410.

24 **6. WAIVER OF DEFENSES AND APPEAL RIGHTS**

25 The defendant waives (1) any and all motions, defenses, probable cause
26 determinations, and objections that the defendant could assert to the indictment or
27 information; and (2) any right to file an appeal, any collateral attack, and any other writ or
28 motion that challenges the conviction, an order of restitution or forfeiture, the entry of

1 judgment against the defendant, or any aspect of the defendant's sentence, including the
2 manner in which the sentence is determined, including but not limited to any appeals under
3 18 U.S.C. § 3742 (sentencing appeals) and motions under 28 U.S.C. §§ 2241 and 2255
4 (habeas petitions), and any right to file a motion for modification of sentence, including
5 under 18 U.S.C. § 3582(c). This waiver shall result in the dismissal of any appeal,
6 collateral attack, or other motion the defendant might file challenging the conviction, order
7 of restitution or forfeiture, or sentence in this case. This waiver shall not be construed to
8 bar an otherwise-preserved claim of ineffective assistance of counsel or of "prosecutorial
9 misconduct" (as that term is defined by Section II.B of Ariz. Ethics Op. 15-01 (2015)).

10 **7. DISCLOSURE OF INFORMATION**

11 a. The United States retains the unrestricted right to provide information and
12 make any and all statements it deems appropriate to the U.S. Probation Office and to the
13 Court in connection with the case.

14 b. Any information, statements, documents, and evidence that the defendant
15 provides to the United States pursuant to this agreement may be used against the defendant
16 at any time.

17 c. The defendant shall cooperate fully with the U.S. Probation Office. Such
18 cooperation shall include providing complete and truthful responses to questions posed by
19 the U.S. Probation Office including, but not limited to, questions relating to:

20 (1) criminal convictions, history of drug abuse, and mental illness; and
21 (2) financial information, including present financial assets or liabilities
22 that relate to the ability of the defendant to pay a fine or restitution.

23 **8. FORFEITURE, CIVIL, AND ADMINISTRATIVE PROCEEDINGS**

24 a. Nothing in this agreement shall be construed to protect the defendant from
25 administrative or civil forfeiture proceedings or prohibit the United States from proceeding
26 with and/or initiating an action for civil forfeiture. Pursuant to 18 U.S.C. § 3613, all
27 monetary penalties, including restitution imposed by the Court, shall be due immediately
28 upon judgment, shall be subject to immediate enforcement by the United States, and shall

1 be submitted to the Treasury Offset Program so that any federal payment or transfer of
2 returned property the defendant receives may be offset and applied to federal debts (which
3 offset will not affect the periodic payment schedule). If the Court imposes a schedule of
4 payments, the schedule of payments shall be merely a schedule of minimum payments and
5 shall not be a limitation on the methods available to the United States to enforce the
6 judgment.

7 b. The defendant agrees to a permanent waiver of discharge of debts in
8 connection with his bankruptcy case currently pending in the United States Bankruptcy
9 Court for the District of Arizona under Case Number 2:16-bk-04268-PS (hereinafter the
10 "Pending Bankruptcy Case") pursuant to 11 U.S.C. § 727 and 11 U.S.C. § 523(a)(10) in
11 accordance with the following terms:

12 1. The defendant understands and agrees that, as result of this waiver of
13 discharge, he will permanently be denied a discharge in the Pending Bankruptcy
14 Case or any other or future bankruptcy, of all of his debts, whether sole and separate
15 or community, which were or could have been listed or scheduled by the defendant
16 in the Pending Bankruptcy Case (for example, debts that arose or were incurred
17 before the date of the order for relief in the Pending Bankruptcy Case).

18 2. The defendant expressly waives his rights to a community discharge under
19 the provisions of 11 U.S.C. § 524(a)(3). The defendant's community property, if
20 any, shall remain subject to collection for payment of community debts.

21 3. The defendant agrees that in light of his waiver of discharge, any and all
22 creditors shall be entitled to pursue the collection of any and all debts claimed to be
23 owed for the defendant's debts and for community debts as to which there has been
24 a waiver of discharge as provided herein.

25 4. The defendant acknowledges that he is knowingly and voluntarily consenting
26 to and agreeing to a permanent waiver of discharge in the Pending Bankruptcy Case
27 and in any later filed bankruptcy of all of his sole and separate and community debts
28 and claims that are listed on the Schedules in this case or that could have been listed

on the Schedules in this case (for example, debts that arose or were incurred before the date of the order for relief in the Pending Bankruptcy Case).

5. The defendant fully understands that by agreeing to the waiver of discharge, the debts and claims as to which the defendant is waiving discharge are and shall forever be non-dischargeable in bankruptcy and that all of the defendant's property and assets will forever be subject to collection to satisfy all such non-discharged debts and claims.

6. The defendant fully understands and agrees that the debts and claims as to which the defendant is waiving discharge will forever be barred from discharge in any subsequent filed bankruptcy under 11 U.S.C. § 523(a)(10) and that, for the purposes of any later filed bankruptcy case by, or on behalf of or for the benefit of, the defendant, this waiver of discharge shall be deemed a denial of discharge under 11 U.S.C. § 727(a)(2), (3), (4), (5), (6), (7) and (10) within the meaning of 11 U.S.C. 523(a)(10).

ELEMENTS

Conspiracy to Commit Bank Fraud

In or about September 2015, and continuing through in or about January 2017, in
the District of Arizona:

1. There was an agreement between two or more persons to commit the crime charged in Count 1 of the indictment;

2. The defendant became a member of the conspiracy knowing of its object and intending to help accomplish it; and

3. At least one member of the conspiracy performed at least one overt act for the purpose of carrying out the conspiracy.

Aggravated Identity Theft

On or about December 23, 2015, in the District of Arizona:

1. The defendant knowingly used without legal authority a means of identification of another person;

1 2. The defendant knew that the means of identification belonged to a real
2 person; and

3 3. The defendant did so during and in relation to an enumerated felony, namely
4 18 U.S.C. § 1343 (Wire Fraud).

5 **Conspiracy to Commit Money Laundering**

6 In or about January 2014, through in or about June 2016, in the District of Arizona:

7 1. Two or more people agreed to try to accomplish a common and unlawful
8 plan to commit a violation of Section 1956 and 1957; and

9 2. The defendant knew about the plan's unlawful purpose and voluntarily
10 joined in it.

11 **10. FACTUAL BASIS**

12 a. The defendant admits that the following facts are true and that if this matter
13 were to proceed to trial the United States could prove the following facts beyond a
14 reasonable doubt:

15 b. From in and around 2011, Yomtov Scott Menaged ("Menaged") owned and
16 operated retail furniture stores including a store known as Furniture King located in the
17 Phoenix metropolitan area. On or about September 8, 2015, Menaged established a
18 merchant dealer account with Wells Fargo Bank, N.A. ("Wells Fargo") in the name of
19 Furniture King that allowed the store to offer customers instant access to a line of credit to
20 make furniture purchases. The deposit account utilized by Furniture King was located at
21 JP Morgan Chase Bank ("Chase"). Beginning in or around December 2015, the defendant
22 submitted false and fraudulent credit applications to Wells Fargo using the names and
23 personal identification information of deceased individuals and caused Wells Fargo to
24 deposit payments to the Furniture King merchant account located at Chase. The defendant
25 and others created false and fraudulent credit applications and receipts, also listing the
26 names and personal identification information of the deceased individuals to submit to
27 Wells Fargo after the payments had already been issued to Furniture Kings' merchant bank
28 account. In fact, no furniture purchase transaction ever took place between the listed

1 customer and the Furniture King store and the false paperwork was created to conceal the
2 fraud scheme from Wells Fargo.

3 c. On or about December 23, 2015, one of the fraudulent credit applications
4 was submitted in the name of C.S. The defendant obtained C.S.'s name online from the
5 Obituary Section of the newspaper and discovered that an individual with the name C.S.
6 had passed away. The defendant then ran a credit check for C.S. to obtain C.S.'s personal
7 identification information to use to submit the fraudulent credit application to Wells Fargo.
8 C.S. is not deceased, but has never set foot into Furniture King nor has he made any
9 purchases from the defendant at any time. As a result of the fraudulent credit application,
10 which utilized accurate personal identification information for C.S., including his name
11 and social security number, a credit for \$13,747.50 was sent via wire transfer to the
12 Furniture King Bank account at Chase controlled by defendant. In the same way that
13 defendant defrauded Wells Fargo, the defendant also defrauded Synchrony Bank using a
14 similar scheme. The loss associated with the defendant's bank fraud schemes as charged
15 in the indictment totals \$2,112,405.97.

16 d. The defendant perpetrated the bank fraud and stolen identity schemes largely
17 to obtain cash quickly after a prior real estate fraud, as described in the information, no
18 longer provided the defendant with a source of cash. In addition to operating furniture
19 stores, the defendant was also involved in real estate investing. The defendant was the sole
20 owner and manager of a number of real estate investing businesses including Arizona
21 Home Foreclosures ("AHF"), a company that the defendant utilized to purchase foreclosed
22 properties at Trustee's Sales to quickly rehabilitate and sell at a profit.

23 e. From January 2014, and continuing until about June 2016, the defendant and
24 AHF continued to utilize hard-money lender DenSco Investment Corporation ("DenSco")
25 to obtain short-term, high interest loans to make home purchases. During the same time,
26 the defendant, with the assistance of others, including his employees and associates,
27 defrauded DenSco by embezzling millions of dollars without purchasing properties with
28 the loans obtained from DenSco. The defendant identified properties to purchase at

1 Trustee's Sales and listed the properties and sales prices in email messages from
2 defendant's email account, or an employee's email account, to DenSco's principal, D.C.
3 D.C. and DenSco then electronically transferred the funds by electronic wire directly from
4 DenSco's bank account to the defendant's bank account held in the name of AHF. D.C.
5 and DenSco required the defendant to provide a copy of the bank cashier's check that was
6 intended to be used in the real estate purchase and Trustee's Sales Receipts to document
7 any successful real estate purchases. For each purported purchase, the defendant utilized
8 his email account, or directed his employees to email, an image of a bank cashier's check
9 and a copy of a Trustee Certificate of Sale Receipt to D.C. and DenSco. The documentation
10 sent to DenSco, however, was completely fabricated. Instead of utilizing the DenSco funds
11 to make real estate purchases, the defendant, with the assistance of his employees and
12 associates, created bogus Trustee Certificate of Sale Receipts purporting to support
13 legitimate real estate purchases when in fact, no sale had ever taken place. In addition, the
14 images of cashier's checks sent to D.C. and DenSco were never transacted or utilized to
15 purchase property; instead, the defendant requested a cashier's check be drawn on his bank
16 account, took an image of the cashier's check to transmit to D.C. and DenSco, and then
17 simply redeposited the check into his own bank accounts.

18 f. Between January 2013 through June 2016, the defendant obtained
19 approximately 2,712 loans from DenSco totaling approximately \$734,484,440.67. Of the
20 2,712 loans made by DenSco, only 96 involved actual property transactions, the remaining
21 2,616 represented phantom real estate purchases. After embezzling the funds, the
22 defendant used the money for personal expenses including, among others: car payments;
23 trips to Las Vegas; gambling; personal mortgage payments; and large transfers of funds to
24 family members and associates. The defendant further utilized new loans from DenSco to
25 pay back outstanding DenSco loans in order to conceal the embezzlement. As a result of
26 the phantom real estate fraud scheme, the defendant defrauded DenSco out of at least
27 \$34,000,000.00.

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1 g. The defendant shall swear under oath to the accuracy of this statement and,
2 if the defendant should be called upon to testify about this matter in the future, any
3 intentional material inconsistencies in the defendant's testimony may subject the defendant
4 to additional penalties for perjury or false swearing, which may be enforced by the United
5 States under this agreement.

6 **APPROVAL AND ACCEPTANCE OF THE DEFENDANT**

7 I have read the entire plea agreement with the assistance of my attorney. I
8 understand each of its provisions and I voluntarily agree to it.

9 I have discussed the case and my constitutional and other rights with my attorney.
10 I understand that by entering my plea of guilty I shall waive my rights to plead not guilty,
11 to trial by jury, to confront, cross-examine, and compel the attendance of witnesses, to
12 present evidence in my defense, to remain silent and refuse to be a witness against myself
13 by asserting my privilege against self-incrimination, all with the assistance of counsel, and
14 to be presumed innocent until proven guilty beyond a reasonable doubt.

15 I agree to enter my guilty plea as indicated above on the terms and conditions set
16 forth in this agreement.

17 I have been advised by my attorney of the nature of the charges to which I am
18 entering my guilty plea. I have further been advised by my attorney of the nature and range
19 of the possible sentence and that my ultimate sentence shall be determined by the Court
20 after consideration of the advisory Sentencing Guidelines.

21 My guilty plea is not the result of force, threats, assurances, or promises, other than
22 the promises contained in this agreement. I voluntarily agree to the provisions of this
23 agreement and I agree to be bound according to its provisions.

24 I understand that if I am granted probation or placed on supervised release by the
25 Court, the terms and conditions of such probation/supervised release are subject to
26 modification at any time. I further understand that if I violate any of the conditions of my
27 probation/supervised release, my probation/supervised release may be revoked and upon
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1 such revocation, notwithstanding any other provision of this agreement, I may be required
2 to serve a term of imprisonment or my sentence otherwise may be altered.

3 This written plea agreement, and any written addenda filed as attachments to this
4 plea agreement, contain all the terms and conditions of the plea. Any additional
5 agreements, if any such agreements exist, shall be recorded in a separate document and
6 may be filed with the Court under seal; accordingly, additional agreements, if any, may not
7 be in the public record.

8 I further agree that promises, including any predictions as to the Sentencing
9 Guideline range or to any Sentencing Guideline factors that will apply, made by anyone
10 (including my attorney) that are not contained within this written plea agreement, are null
11 and void and have no force and effect.

12 I am satisfied that my defense attorney has represented me in a competent manner.

13 I fully understand the terms and conditions of this plea agreement. I am not now
14 using or under the influence of any drug, medication, liquor, or other intoxicant or
15 depressant that would impair my ability to fully understand the terms and conditions of this
16 plea agreement.

17 *10-17-17*
18 Date: October 16, 2017


YOMTOV SCOTT MENAGED
Defendant

21 **APPROVAL OF DEFENSE COUNSEL**

22 I have discussed this case and the plea agreement with my client in detail and have
23 advised the defendant of all matters within the scope of Fed. R. Crim. P. 11, the
24 constitutional and other rights of an accused, the factual basis for and the nature of the
25 offense to which the guilty plea will be entered, possible defenses, and the consequences
26 of the guilty plea including the maximum statutory sentence possible. I have further
27 discussed the concept of the advisory Sentencing Guidelines with the defendant. No
28 assurances, promises, or representations have been given to me or to the defendant by the

1 United States or any of its representatives that are not contained in this written agreement.
2 I concur in the entry of the plea as indicated above and that the terms and conditions set
3 forth in this agreement are in the best interests of my client. I agree to make a bona fide
4 effort to ensure that the guilty plea is entered in accordance with all the requirements of
5 Fed. R. Crim. P. 11.

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APPROVAL OF THE UNITED STATES

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I have reviewed this matter and the plea agreement. I agree on behalf of the United States that the terms and conditions set forth herein are appropriate and are in the best interests of justice.

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ELIZABETH A. STRANGE
Acting United States Attorney
District of Arizona

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M. E. S.
MONICA EDELSTEIN
Assistant U.S. Attorney

ACCEPTANCE BY THE COURT

HONORABLE G. MURRAY SNOW
United States District Judge