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FILED
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Ann L. Johnson
CLERK OF COURT

10 **DISTRICT COURT**

11 **CLARK COUNTY, STATE OF NEVADA**

12 THE STATE OF NEVADA,)
13)
14 Plaintiff,)
15 vs.) Case No.: C-14-301201-1
16) Dept. No.: ii
17 **ORLANDO VERA, CHRISTIAN**)
18 **DELGADO #2722269 and JUAN**)
19 **ROBLES #1467437,**)
20 Defendants.)

20 **INDICTMENT**

21 Defendants, ORLANDO VERA, CHRISTIAN DELGADO, and JUAN ROBLES, above
22 named, are accused by the grand jury of the County of Clark of having committed the
23 following offenses:

24 ORLANDO VERA (hereinafter "VERA") has committed the crimes of: six (6) counts of
25 THEFT IN THE AMOUNT OF \$3,500 OR MORE, a category "B" felony, in violation of NRS
26 205.0832(1); one (1) count of MULTIPLE TRANSACTIONS INVOLVING FRAUD AND
27 DECEIT IN THE COURSE OF ENTERPRISE OR OCCUPATION, a category "B" felony in
28 violation of NRS 205.377; four (4) counts of MORTGAGE LENDING FRAUD, a category "C"
felony, in violation of 205.372; one (1) count of PATTERN OF MORTGAGE LENDING

1 FRAUD, a category "B" felony in violation of NRS 205.372; and one (1) count of
2 CONSPIRACY TO COMMIT MORTGAGE LENDING FRAUD, a category "C" felony in
3 violation of NRS 205.372.

4 CHRISTIAN DELGADO (hereinafter "DELGADO") has committed the crimes of: five (5)
5 counts of THEFT IN THE AMOUNT OF \$3,500 OR MORE, a category "B" felony, in violation
6 of NRS 205.0832(1); one (1) count of MULTIPLE TRANSACTIONS INVOLVING FRAUD AND
7 DECEIT IN THE COURSE OF ENTERPRISE OR OCCUPATION, a category "B" felony in
8 violation of NRS 205.377; four (4) counts of MORTGAGE LENDING FRAUD, a category "C"
9 felony, in violation of 205.372; one (1) count of PATTERN OF MORTGAGE LENDING
10 FRAUD, a category "B" felony in violation of NRS 205.372; and one (1) count of
11 CONSPIRACY TO COMMIT MORTGAGE LENDING FRAUD, a category "C" felony in
12 violation of NRS 205.372.

13 JUAN ROBLES (hereinafter "ROBLES") has committed the crimes of: four (4) counts of
14 THEFT IN THE AMOUNT OF \$3,500 OR MORE, a category "B" felony, in violation of NRS
15 205.0832(1); one (1) count of MULTIPLE TRANSACTIONS INVOLVING FRAUD AND
16 DECEIT IN THE COURSE OF ENTERPRISE OR OCCUPATION, a category "B" felony in
17 violation of NRS 205.377; three (3) counts of MORTGAGE LENDING FRAUD, a category "C"
18 felony, in violation of 205.372; one (1) count of PATTERN OF MORTGAGE LENDING
19 FRAUD, a category "B" felony in violation of NRS 205.372; and one (1) count of
20 CONSPIRACY TO COMMIT MORTGAGE LENDING FRAUD, a category "C" felony in
21 violation of NRS 205.372.

22 All of the acts alleged herein have been committed on or between November 2012 and
23 January 2014, by the above-named Defendants, within the County of Clark, State of Nevada,
24 in the following manner:

25 **COUNT 1**
26 **THEFT IN THE AMOUNT OF \$3,500 OR MORE**
27 **CATEGORY "B" felony - NRS 205.0832(1)**

28 Defendants VERA, ROBLES, and DELGADO, in the County of Clark, State of Nevada,
acting in concert and either by virtue of their own actions or by the actions of their agents or

1 of another person entrusted to him or placed in his possession for a limited, authorized period
2 of determined or prescribed duration or for a limited use; and/or obtain property of another
3 person by a material misrepresentation with intent to deprive that person of the property, and
4 the value of said property was \$3,500 or more, to wit:

5 From about November 2012 to about January, 2014, Defendants VERA, DELGADO,
6 and ROBLES, acting in concert and either by virtue of their own actions or by the actions of
7 their agents or employees, knowingly, and with the intent to deprive Juan Carlos Garcia of his
8 property, misrepresented that R.E.D. would repair his credit, and purchase for him real
9 property located at 416 Pontius Circle. Relying on these misrepresentations, Juan Carlos
10 Garcia paid VERA, DELGADO, and ROBLES, through R.E.D. \$30,000.00 as a down payment
11 for the limited purpose of purchasing 416 Pontius Circle for his benefit. However, VERA,
12 DELGADO and ROBLES have not repaired his credit, have not purchased 416 Pontius Circle,
13 and have not refunded Juan Carlos Garcia's money.

14 All of which constitutes the crime of THEFT IN THE AMOUNT OF \$3,500.00 OR
15 MORE, a category "B" felony in violation of NRS 205.0832(1).

16 **COUNT 3**
17 **THEFT IN THE AMOUNT OF \$3,500 OR MORE**
18 **CATEGORY "B" felony - NRS 205.0832(1)**

19 Defendants VERA and DELGADO, in the County of Clark, State of Nevada, acting in
20 concert and either by virtue of their own actions or by the actions of their agents or
21 employees, without lawful authority, did knowingly: control property of another person with the
22 intent to deprive that person of the property; and/or convert, make an unauthorized transfer of
23 an interest in, or without authorization control property of another person, or used the property
24 of another person entrusted to him or placed in his possession for a limited, authorized period
25 of determined or prescribed duration or for a limited use; and/or obtain property of another
26 person by a material misrepresentation with intent to deprive that person of the property, and
27 the value of said property was \$3,500 or more, to wit:

28 From about March 2013 to July 2013, Defendants VERA and DELGADO, acting in
concert and either by virtue of their own actions or by the actions of their agents or

1 employees, knowingly, and with the intent to deprive Jesus Daniel Garcia of his property,
2 misrepresented that R.E.D. would purchase real property located at 3627 Basin St., Las
3 Vegas, Nevada for Jesus Daniel Garcia. Relying on that misrepresentation, on or about May
4 22, 2013, Jesus Daniel Garcia paid VERA and DELGADO, through R.E.D., \$35,000.00 as a
5 down payment for the limited purpose of purchasing the real property for his benefit. To date,
6 VERA and DELGADO have not purchased the property for Jesus Daniel Garcia nor have they
7 refunded his money.

8 All of which constitutes the crime of THEFT IN THE AMOUNT OF \$3,500.00 OR
9 MORE, a category "B" felony in violation of NRS 205.0832(1).

10 **COUNT 4**
11 **THEFT IN THE AMOUNT OF \$3,500 OR MORE**
12 **CATEGORY "B" felony - NRS 205.0832(1)**

13 Defendants VERA, DELGADO and ROBLES, in the County of Clark, State of Nevada,
14 acting in concert and either by virtue of their own actions or by the actions of their agents or
15 employees, without lawful authority, did knowingly: control property of another person with the
16 intent to deprive that person of the property; and/or convert, make an unauthorized transfer of
17 an interest in, or without authorization control property of another person, or used the services
18 or property of another person entrusted to him or placed in his possession for a limited,
19 authorized period of determined or prescribed duration or for a limited use; and/or obtain
20 property or services of another person by a material misrepresentation with intent to deprive
21 that person of the property or services, and the value of said property was \$3,500 or more, to
22 wit:

23 From between about May, 2013 to about October, 2013, Defendants VERA,
24 DELGADO and ROBLES, acting in concert and either by virtue of their own actions or by the
25 actions of their agents or employees, knowingly, and with the intent to deprive Bulmaro
26 Godinez of his money, misrepresented that R.E.D. would purchase real property located at
27 3557 Ruth Avenue, Las Vegas, Nevada for Bulmaro Godinez and would fix his poor credit.
28 Relying on that misrepresentation, on or about May 29, 2013, Bulmaro Godinez paid VERA,
DELGADO and ROBLES, through R.E.D., \$35,000.00 as a down payment for the limited

1 purpose of purchasing the real property on his behalf. To date, VERA, DELGADO and
2 ROBLES, through R.E.D. have not purchased the property for Bulmaro Godinez nor have they
3 refunded his money.

4 All of which constitutes the crime of THEFT IN THE AMOUNT OF \$3,500.00 OR
5 MORE, a category "B" felony in violation of NRS 205.0832(1).

6 **COUNT 5**
7 **THEFT IN THE AMOUNT OF \$3,500 OR MORE**
8 **CATEGORY "B" felony - NRS 205.0832(1)**

9 Defendants VERA, DELGADO and ROBLES, in the County of Clark, State of Nevada,
10 acting in concert and either by virtue of their own actions or by the actions of their agents or
11 employees, without lawful authority, did knowingly: control property of another person with the
12 intent to deprive that person of the property; and/or convert, make an unauthorized transfer of
13 an interest in, or without authorization control property of another person, or used the services
14 or property of another person entrusted to him or placed in his possession for a limited,
15 authorized period of determined or prescribed duration or for a limited use; and/or obtain
16 property or services of another person by a material misrepresentation with intent to deprive
17 that person of the property or services, and the value of said property was \$3,500 or more, to
18 wit:

19 From between about June 24, 2013 to about October, 2013, Defendants VERA,
20 DELGADO and ROBLES, acting in concert and either by virtue of their own actions or by the
21 actions of their agents or employees, knowingly, and with the intent to deprive Fredy Gutierrez
22 of his money, misrepresented that R.E.D. would purchase real property located at 2301
23 Mariposa Avenue in Las Vegas, Nevada for Fredy Gutierrez. Relying on that
24 misrepresentation, on or about June 26, 2013, Fredy Gutierrez paid VERA, DELGADO and
25 ROBLES, through R.E.D., \$50,000.00 for the limited purpose of purchasing the real property
26 for his benefit. To date, VERA, DELGADO and ROBLES have not purchased the property for
27 Fredy Gutierrez nor have they refunded his money.

28 All of which constitutes the crime of THEFT IN THE AMOUNT OF \$3,500.00 OR
MORE, a category "B" felony in violation of NRS 205.0832(1).

COUNT 6
THEFT IN THE AMOUNT OF \$3,500 OR MORE
CATEGORY "B" felony - NRS 205.0832(1)

Defendant VERA in the County of Clark, State of Nevada without lawful authority, did knowingly: control property of another person with the intent to deprive that person of the property; and/or convert, make an unauthorized transfer of an interest in, or without authorization control property of another person, or used the services or property of another person entrusted to him or placed in his possession for a limited, authorized period of determined or prescribed duration or for a limited use; and/or obtain property or services of another person by a material misrepresentation with intent to deprive that person of the property or services, and the value of said property was \$3,500 or more, to wit:

On or about November 30, 2012, Defendant VERA, knowingly, and with the intent to deprive Juan Carlos Garcia of his money, told him that if he gave VERA money, then VERA would, through R.E.D., purchase real property located at 420 W. Thomas Ave., Moapa Valley, Nevada as an investment property, and that VERA would pay Juan Carlos Garcia \$850/month until VERA sold 420 W. Thomas Ave. VERA told Juan Carlos Garcia that he would pay Juan Carlos Garcia his \$40,000 investment plus half of the profits from reselling the investment property. Relying on those misrepresentations, on or about November 30, 2012, Juan Carlos Garcia entrusted VERA, through R.E.D., with \$40,000.00 for the limited purposes of purchasing the investment property. However, VERA only ended up paying Juan Carlos Garcia partial monthly payments for two months. To date, VERA has not sold 420 W. Thomas Ave., which he had purchased in his name alone.

All of which constitutes the crime of THEFT IN THE AMOUNT OF \$3,500.00 OR MORE, a category "B" felony in violation of NRS 205.0832(1).

COUNT 7
MULTIPLE TRANSACTIONS INVOLVING FRAUD OR DECEIT IN COURSE OF
ENTERPRISE OR OCCUPATION
CATEGORY "B" FELONY - NRS 205.377

Defendants, VERA, DELGADO and ROBLES in the County of Clark, State of Nevada, either by virtue of their own actions or by the actions of their agents or employees, in the

1 course of an enterprise or occupation, knowingly and with the intent to defraud, engaged in an
2 act, practice or course of business, or employed a device scheme or artifice which operated or
3 would have operated as a fraud or deceit upon a person by means of a false representation or
4 omission of a material fact that: he knew to be false or omitted; that he intended another to
5 rely on; and which resulted in a loss to a person who relied on the false representation or
6 omission, in at least two transactions having the same or similar pattern, intents, results,
7 accomplices, victims or methods of commission, or which were otherwise interrelated by
8 distinguishing characteristics and were not isolated incidents within 4 years and in which the
9 aggregate loss or intended loss was more than \$650, to wit:

10 As set forth in Counts One through Six, which are hereby incorporated by reference as
11 though fully set forth herein, Defendants VERA, DELGADO and ROBLES, either by virtue of
12 their own actions or by the actions of their agents or employees, knowingly and intentionally
13 defrauded individuals in two or more transactions as set forth more fully in those counts from
14 between about November 30, 2012 and January 2014. As stated in Counts One through Six,
15 Defendants, in the course of an enterprise or occupation, solicited money from their clients for
16 the purported purpose of helping them purchase parcels of real properties. In addition,
17 Defendant VERA, in the course of an enterprise or occupation, solicited money from victim
18 Juan Carlos Garcia for the purported purpose of purchasing an investment property for them.
19 The purposes, results and methods of commission in all instances were the same or similar.

20 All of which constitutes the crime of MULTIPLE TRANSACTIONS INVOLVING FRAUD
21 OR DECEIT IN COURSE OF ENTERPRISE OR OCCUPATION, a category "B" felony in
22 violation of NRS 205.377.

23 **COUNT 8**
24 **MORTGAGE LENDING FRAUD**
25 **CATEGORY C FELONY – NRS 205.372**

26 Defendants VERA, DELGADO and ROBLES in the County of Clark, State of Nevada,
27 acting in concert and either by virtue of their own actions or by the actions of their agents or
28 employees, engaged in mortgage lending fraud by participating in a mortgage lending
transaction as a lender, and knowingly making false statements or misrepresentations

1 concerning material facts, or knowingly concealing or failing to disclose a material fact, or
2 knowingly using or facilitating the use of a false statement or misrepresentation made by
3 another person concerning a material fact, of knowingly using or facilitating the use of another
4 person's concealment or failure to disclose a material fact, including, without limitation, to wit:

5 From about June, 2013, to October, 2013, Defendant VERA, DELGADO and ROBLES
6 acting in concert and either by virtue of their own actions or by the actions of their agents or
7 employees, knowingly misrepresented to Jose Hector Ayala that R.E.D. would purchase two
8 pieces real property located at 1339 Lucky Street, Las Vegas, Nevada and 4506 Alpine Drive,
9 Las Vegas, Nevada for Jose Hector Ayala using the down payment provided by Jose Hector
10 Ayala plus money provided by R.E.D. in the form of a loan secured by the real properties. In
11 reliance on this material misrepresentation, Jose Hector Ayala paid Defendants, through
12 R.E.D., a total of \$56,000 starting on about June 18, 2013 through to about October 7, 2013.
13 However, Defendants never actually purchased 1339 Lucky Street, Las Vegas, Nevada or
14 4506 Alpine Drive for Jose Hector Ayala nor have they refunded Jose Hector Ayala's money.

15 All of which constitutes the crime of MORTGAGE LENDING FRAUD, a category "C"
16 felony in violation of NRS 205.372.

17 **COUNT 9**
18 **MORTGAGE LENDING FRAUD**
19 **CATEGORY C FELONY – NRS 205.372**

20 Defendants VERA, DELGADO and ROBLES in the County of Clark, State of Nevada,
21 acting in concert and either by virtue of their own actions or by the actions of their agents or
22 employees, engaged in mortgage lending fraud by participating in a mortgage lending
23 transaction as a lender, and knowingly making false statements or misrepresentations
24 concerning material facts, or knowingly concealing or failing to disclose a material fact, or
25 knowingly using or facilitating the use of a false statement or misrepresentation made by
26 another person concerning a material fact, of knowingly using or facilitating the use of another
27 person's concealment or failure to disclose a material fact, including, without limitation, to wit:

28 From about November 2012 to about January, 2014, Defendants VERA, DELGADO
and ROBLES, acting in concert and either by virtue of their own actions or by the actions of

1 their agents or employees, knowingly misrepresented to Juan Carlos Garcia that R.E.D.,
2 would purchase 416 Pontius Circle, Las Vegas, Nevada for Juan Carlos Garcia using Juan
3 Carlos Garcia's down payment plus money provided by R.E.D. in the form of a loan secured
4 by the real property. Relying on these misrepresentations, on or about January 18, 2013,
5 Juan Carlos Garcia paid Defendants, through R.E.D., \$30,000.00 to purchase 416 Pontius
6 Circle for his benefit. However, Defendants never purchased 416 Pontius Circle and did not
7 refund Juan Carlos Garcia's money.

8 All of which constitutes the crime of MORTGAGE LENDING FRAUD, a category "C"
9 felony in violation of NRS 205.372.

10 **COUNT 10**
11 **MORTGAGE LENDING FRAUD**
12 **CATEGORY C FELONY – NRS 205.372**

13 Defendants VERA and DELGADO, in the County of Clark, State of Nevada, acting in
14 concert and either by virtue of their own actions or by the actions of their agents or
15 employees, engaged in mortgage lending fraud by participating in a mortgage lending
16 transaction as a lender, and knowingly making false statements or misrepresentations
17 concerning material facts, or knowingly concealing or failing to disclose a material fact, or
18 knowingly using or facilitating the use of a false statement or misrepresentation made by
19 another person concerning a material fact, of knowingly using or facilitating the use of another
20 person's concealment or failure to disclose a material fact, including, without limitation, to wit:

21 From about March 2013 to July 2013, Defendants VERA and DELGADO, acting in
22 concert and either by virtue of their own actions or by the actions of their agents or
23 employees, knowingly misrepresented to Jesus Daniel Garcia that R.E.D., would purchase
24 real property located at 3627 Basin St., Las Vegas, Nevada for Jesus Daniel Garcia using
25 Jesus Daniel Garcia's down payment plus money provided by R.E.D. in the form of a loan
26 secured by the real property. Relying on that misrepresentation, on or about May 22, 2013,
27 Jesus Daniel Garcia paid VERA and DELGADO, through R.E.D., \$35,000.00. To date, VERA
28 and DELGADO have not purchased the property for Jesus Daniel Garcia nor have they
refunded his money.

1 All of which constitutes the crime of MORTGAGE LENDING FRAUD, a category "C"
2 felony in violation of NRS 205.372.

3 **COUNT 11**
4 **MORTGAGE LENDING FRAUD**
5 **CATEGORY C FELONY – NRS 205.372**

6 Defendants VERA, DELGADO and ROBLES, in the County of Clark, State of Nevada,
7 acting in concert and either by virtue of their own actions or by the actions of their agents or
8 employees, engaged in mortgage lending fraud by participating in a mortgage lending
9 transaction as a lender, and knowingly making false statements or misrepresentations
10 concerning material facts, or knowingly concealing or failing to disclose a material fact, or
11 knowingly using or facilitating the use of a false statement or misrepresentation made by
12 another person concerning a material fact, of knowingly using or facilitating the use of another
13 person's concealment or failure to disclose a material fact, including, without limitation, to wit:

14 From between about May, 2013 to about October, 2013, Defendants VERA,
15 DELGADO and ROBLES, acting in concert and either by virtue of their own actions or by the
16 actions of their agents or employees, knowingly misrepresented to Bulmaro Godinez that
17 R.E.D., would purchase real property located at 3557 Ruth Avenue, Las Vegas, Nevada for
18 Bulmaro Godinez using the down payment provided by Bulmaro Godinez plus money
19 provided by R.E.D. in the form of a loan secured by the real property. Relying on that
20 misrepresentation, on or about May 29, 2013, Bulmaro Godinez paid VERA, DELGADO and
21 ROBLES, through R.E.D., \$35,000.00. To date, VERA, DELGADO and ROBLES have not
22 purchased the property for Bulmaro Godinez nor have they refunded his money.

23 All of which constitutes the crime of MORTGAGE LENDING FRAUD, a category "C"
24 felony in violation of NRS 205.372.

25 **COUNT 12**
26 **PATTERN OF MORTGAGE LENDING FRAUD**
27 **CATEGORY B FELONY – NRS 205.372(2) and NRS 598D.050**

28 Defendants VERA, DELGADO and ROBLES, in the County of Clark, State of Nevada,
acting in concert and either by virtue of their own actions or by the actions of their agents or
employees, engaged in a pattern of mortgage lending fraud, by committing violations of NRS

1 205.372(1) in two or more mortgage lending transactions which have the same or similar
2 purposes, results, accomplices, victims or methods of commission or are otherwise
3 interrelated by distinguishing characteristics, to wit:

4 As set forth in Counts Eight through Eleven, which are hereby incorporated by
5 reference as though fully set forth herein, between November 2012 and January 2014,
6 Defendants VERA, DELGADO and ROBLES, acting in concert and either by virtue of their
7 own actions or by the actions of their agents or employees, knowingly misrepresented to their
8 various clients that R.E.D. would purchase various parcels of real property in Las Vegas,
9 Nevada for their clients using their clients' down payment plus money provided by R.E.D. in
10 the form of a loan secured by the real properties. VERA, DELGADO and ROBLES would
11 have their clients pay them, through R.E.D., a large sum of money as a down payment and
12 execute false security agreements. Often, these clients had poor credit but had otherwise
13 saved tens of thousands of dollars each over the course of years of employment or had
14 borrowed a portion of the money from friends or relatives. After convincing these clients to pay
15 or deposit their savings with R.E.D., VERA, DELGADO and ROBLES did not purchase the
16 properties for their clients and they did not refund the clients' money.

17 All of which constitutes the crime of PATTERN OF MORTGAGE LENDING FRAUD, a
18 category "C" felony in violation of NRS 205.372(2) and NRS 598D.050.

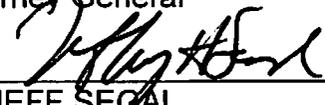
19 **COUNT 13**
20 **CONSPIRACY TO COMMIT MORTGAGE LENDING FRAUD**
21 **CATEGORY "C" FELONY – NRS 205.372**

22 Defendants VERA, DELGADO and ROBLES, in the County of Clark, State of Nevada,
23 conspired to participate in a mortgage lending transaction, on behalf of R.E.D. as a lender,
24 and knowingly making false statements or misrepresentations concerning material facts, or
25 knowingly concealing or failing to disclose a material fact, or knowingly using or facilitating the
26 use of a false statement or misrepresentation made by another person concerning a material
27 fact, of knowingly using or facilitating the use of another person's concealment or failure to
28 disclose a material fact, including, without limitation, to wit:

1 As set forth in Counts Eight through Eleven, which are hereby incorporated by
2 reference as though fully set forth herein, between November 2012 and January 2014,
3 Defendants VERA, DELGADO and ROBLES conspired to participate in a mortgage lending
4 transaction on behalf of R.E.D., and knowingly misrepresented to their various clients that
5 R.E.D. R.E.D. would purchase various parcels of real property in Las Vegas, Nevada for their
6 clients using their clients' down payment plus money provided by R.E.D. in the form of a loan
7 secured by the real properties. Defendants VERA, DELGADO and ROBLES would have their
8 clients pay them, through R.E.D. a large sum of money as a down payment and execute false
9 security agreements. Often, these clients had poor credit but had otherwise saved tens of
10 thousands of dollars each over the course of years of employment or had borrowed a portion
11 of the money from friends or relatives. After convincing these clients to pay or deposit their
12 savings with R.E.D., Defendants VERA, DELGADO and ROBLES did not purchase the
13 properties for their clients and did not refund their clients' money.

14 All of which constitutes the crime of CONSPIRACY TO COMMIT MORTGAGE
15 LENDING FRAUD, a category "C" felony in violation of NRS 205.372.

16
17 Dated this 26th day of September, 2014.

18 SUBMITTED BY
19 CATHERINE CORTEZ MASTO
20 Attorney General
21 By: 
22 JEFF SEGAL
23 Chief Deputy Attorney General
24 RAYA M. SWIFT
25 Deputy Attorney General
26 Attorneys for State of Nevada

27 ENDORSEMENT: A True Bill
28 By: 
Foreperson, Clark County Grand Jury

WITNESS LIST

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