

Condemnation Summit XXXIII

Host & Speaker Bios



Jennifer Cranston is a shareholder and member of the Board of Directors at Gallagher & Kennedy. Her unique practice includes real estate, insurance coverage, and regulatory representation. For more than 24 years, she has counseled land developers, private property owners, and utilities in condemnation actions and valuation issues. Her work in this area has resulted in two of the largest condemnation verdicts in the history of Arizona.

Jennifer is an active member of AZCREW and the Maricopa County Bar Association and served on the board and as president of both organizations. She has earned an AV Preeminent Peer Review Rating from Martindale-Hubbell and been named to the Phoenix Business Journal's Outstanding Women in Business, the inaugural issue of Phoenix Magazine's Top Lawyers, AzBusiness Magazine's Top 100 Lawyers and Most Influential Woman in Arizona Commercial Real Estate, AZRE's "AZ Big 100: Women Leaders" and *People & Projects to Know in Commercial Real Estate*, and is recognized by *Best Lawyers in America* for Eminent Domain and Condemnation Law, Energy Regulatory Law, and Energy, Insurance, and Utilities Law. Jennifer earned her J.D. from the University of Arizona and B.A. from St. Mary's College of California.

Since 2017, Jennifer has proudly co-hosted the Condemnation Summit and is pleased to welcome you to Condemnation Summit XXXIII.

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Ashley Mahoney is an eminent domain and valuation associate at Nossaman who assists public agencies with acquiring land for public infrastructure projects. She counsels public agencies on litigation avoidance through mitigation of impacts and damages to properties affected by public projects.

Ashley also represents clients in complex commercial litigation, including class actions, malpractice, and complex business matters.

Admitted in Arizona, Ashley earned her law degree *cum laude* from the Sandra Day O'Connor College of Law at Arizona State University and her bachelor's degree from Arizona State University. She is a member of the Arizona Supreme Court Ethics Advisory Committee.

A past presenter and regular attendee, Ashley is pleased to co-host her second Summit and welcome you to Condemnation Summit XXXIII.

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William Fischbach is a partner at Wilenchik & Bartness, P.C. He is an experienced trial attorney who focuses his practice on complex commercial disputes, real estate, condemnation/eminent domain, and select catastrophic personal injury and wrongful death cases.

Will's community activities include serving as Board Chair of Goodwill of Central and Northern Arizona, Board Chair of Thrive Services Group, Committee Chair of the Camelback East Village Planning and Zoning Committee, and a member of the State Bar of Arizona's Civil Practice and Procedure Committee.

Will's first courtroom experiences were as a United States Army Judge Advocate ("JAG") in the 101st Airborne Division and 82nd Airborne Division. As an attorney, he finished tours of duty in Iraq, Afghanistan, Uzbekistan, and the Republic of Korea, and completed Airborne, Air Assault, and Pathfinder training. Will was honorably discharged in 2008 at the rank of Major and is a recipient of the Bronze Star Medal.

Will holds a B.S. in Political Science from Arizona State University and a J.D. and M.B.A. from Tulane University.

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Hon. John Hinderaker was nominated to serve as a U.S. District Court Judge in 2019 by President Trump and appointed in 2020. Before his confirmation, Judge Hinderaker served as a Pima County Superior Court judge, appointed by Gov. Doug Ducey in 2018.

Before his time on the bench, Judge Hinderaker was a partner at Lewis Roca Rothgerber Christie in Tucson, focusing on commercial, real estate, and land-use litigation. He began his private practice career at Lewis & Roca (now Womble Dickinson) in 1998 after a one-year clerkship for U.S. District Court Judge John Roll and Magistrate Judge Raymond T. Terlizzi.

Judge Hinderaker earned his J.D. *magna cum laude* from the University of Arizona and his B.A. *with honors* in Business Economics from the University of California, Santa Barbara.



Christopher Kramer is a partner at Nossaman, practicing in the areas of eminent domain, condemnation and inverse condemnation litigation, real property, and right of way acquisition and management. He works with public agency clients to ensure that the property necessary for the construction, operation, and maintenance of public infrastructure is acquired in an efficient and timely manner.

In over 38 years in practice, Chris has worked on and condemned property for projects, including high-voltage transmission facilities, streets, freeways, traffic interchanges, municipal water and wastewater facilities, light rail/transit, airports, wetlands, parks, utility systems, and flood control facilities. He also serves as a mediator throughout the US. He earned his B.S. from Illinois State University and his J.D. from Notre Dame School of Law.

Chris previously served as co-host of the Condemnation Summit and is pleased to return as a speaker this year.

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James Braselton's practice is focused on eminent domain litigation but also includes related valuation and real estate related litigation such as property tax appeals, boundary disputes, and real estate purchase contract disputes.

With regard to condemnation, depending upon the project, James represents both property owners and acquiring agencies. In so doing, his perspective, unlike many of his peers, is informed by an understanding of the objectives typically sought by both the condemnor (generally a governmental entity) and the condemnee (property owner).

James earned his B.S. in civil engineering from the University of Illinois and his J.D. *cum laude* from ASU.

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After 18 years of resolving disputes as a Maricopa County Superior Court Judge, **Sally Schneider Duncan** transferred her skills to help litigants reach mutually satisfying conclusions to costly and distracting litigation. At Convergent ADR, she serves as a mediator, arbitrator, discovery dispute master, and litigation strategist.

Judge Duncan's experience in all areas of civil litigation equips her to find solutions where others may not. Before her experience on the civil, family, and criminal benches, she was a partner at two international law firms and practiced at one of Phoenix's oldest and most respected firms. She understands every corner of the courtroom, with substantial trial experience as a litigator and trial judge with dozens of trials.

Sally earned her B.A. *summa cum laude* and J.D. from the University of Arizona. She argued a case in the Ninth Circuit Court of Appeals, where she learned that listening before you speak is the surest way to find the best answer.

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Bruce Greenberg, FRICS, MAI, SRA, began his career as a real estate appraiser in 1971 and established a successful valuation and consulting practice in Tucson in 1981.

In 1996, Bruce expanded his focus to international valuation and consulting services with work performed in more than 40 countries accounting for more than 10,000 valuation and advisory assignments globally, advising real estate developers, investors, government agencies, and corporate clients in various real estate matters in the commercial, industrial, residential, tourism, and hospitality real estate sectors.

He earned his B.S. from the University of Arizona, and is a registered Certified Appraiser in Arizona and Texas.

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Benjamin Greenberg serves as Director of Operations at Four Corners Valuations, where he has spearheaded complex projects across the United States and in more than 60 countries across the globe. This includes managing large-scale portfolio valuations, site selection, market and feasibility studies, and managing enterprise clients' extensive valuation assignments.

In 2015, Benjamin contributed to drafting Mexico's federal law on valuation standards and ethics. His focus on standardized processes and quality control has significantly enhanced global valuation operations, cementing his reputation as an industry innovator.

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George Cardieri, SR/WA, works for the Town of Marana as its real property manager. He also develops and instructs real estate courses, including the recent "So, You Want to Build a House?"

He is passionate about improving our public infrastructure, real property asset management, title research, economic development, and real estate education. The Town's Real Property program is responsible for acquiring real estate for capital improvement projects, managing dedications, abandonments, and right of way use agreements related to private development, researching land rights, and providing general real estate support.

George is a two-time past President of the International Right of Way Association, Chapter 73 (Southern Arizona). He earned his B.S. in business/managerial economics from the Eller College of Management at U of A.

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Angelica Gutierrez has 10 years of experience in right-of-way administrative services and eight more as a right-of-way agent. She has worked extensively with public agency forms and currently performs relocation planning, acquisition, and relocation for multiagency projects in both Arizona and New Mexico. Angelica also manages specialized data tracking for management and educates staff on the Uniform Relocation Act and Relocation Processes.

She joined Tierra Right of Way in 2014 as an administrative assistant and is currently a senior agent. She holds an Arizona Real Estate Salesperson License and a New Mexico Real Estate Associate Broker License.

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Caroline Tillman Johnson is the Relocation and Section 18/32 project manager for the City of Phoenix Housing Department, working under the deputy housing director of property management. Before joining the City, Caroline worked as a right of way liaison for ADOT and as senior vice president of Acquisition Sciences, Ltd.

The City of Phoenix Housing Department is the Phoenix Housing Authority, managing public housing, the Section 8 Housing Choice Voucher Program, new housing development, and affordable housing properties.

Caroline is a member of the International Right of Way Association (IRWA), Chapter 28 (Phoenix), and is Chair of the International Relocation Assistance Committee. She earned her B.S. in Business Administration and Accounting from the University of South Dakota.

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Andres "Dre" Rubal, MAI, AI-GRS, is a Certified General Real Estate Appraiser at AXIA Appraisers in Tucson. He is also a licensed real estate broker in the State of Arizona, and has valuation experience in Tucson, Phoenix, southern Arizona, Mohave County, and Northern Arizona.

Representing private individuals, corporate organizations, financial institutions, and government agencies, Dre's appraisal experience across the State includes industrial properties, improved and vacant land, subdivisions, apartments, detached single-family residences, office and retail buildings, and numerous special use properties.

Dre obtained his B.A. in Geography, with a minor in Geographic Information Systems (GIS), from the U of A.

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Jeff Fine serves as a Senior Consultant with the Arizona Supreme Court Administrative Office (AOC). His background as a public servant involves 27 years of leading judicial branch operations as a clerk of the superior court, court administrator, and judicial officer; with an additional eight years of experience in law enforcement, corrections, and active military service. Jeff's experience is in advancing access to justice, visioning, process improvement, leveraging technology, enhancing customer experience, developing and empowering highly effective teams, and fostering healthy organizational cultures that attract and retain talent.

Jeff served as Clerk of the Arizona Superior Court in Maricopa County from January 2019 through April 2025. As Clerk, he was responsible for operations encompassing 650 personnel across eight locations and 160 courtrooms. The office and its team members have been recognized with 37 awards for excellence, technology innovation, and leadership since 2019.

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Michelle Burton's legal practice focuses on eminent domain litigation, real property, common interest community associations, and general civil litigation. Michelle has represented governments, utility companies, and private property owners in complex, high liability condemnation cases since 2002, consistently achieving favorable outcomes. Michelle is experienced in alternative dispute resolution, appellate practice, depositions, legal research, motion practice, and trial work.

Michelle represented ADOT in *State v. Foothills Reserve Master Owners' Association*, a complex, multi-year case that resulted in a published Arizona Supreme Court opinion.

She earned her B.A. from the University of Nevada at Reno, and her J.D. from the University of Oregon.

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Dale Zeitlin's practice focuses on eminent domain and property valuation disputes, including inverse takings and litigation to establish deficiency values on foreclosed real estate and appraisal malpractice lawsuits.

He represents property owners in condemnation cases and in other disputes over the valuation and taking of real property, including litigation over the value of real property in deficiency actions and in appraisal malpractice cases.

Dale represented Foothills Reserve Master Owners Association in *State v. Foothills Reserve Master Owners' Association*, a complex, multi-year case that resulted in a published Arizona Supreme Court opinion.

He earned his B.A. from Stanford University and his J.D. *cum laude* from ASU.

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Casandra Markoff Zeitlin focuses her practice in the areas of eminent domain and real estate transaction disputes. Casandra represented Foothills Reserve Master Owners Association in *State v. Foothills Reserve Master Owners' Association*, a complex, multi-year case that resulted in a published Arizona Supreme Court opinion.

She earned her J.D. *magna cum laude* from ASU.

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