

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

436A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
AUG 18 2014

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Items 568 through 571. Last assessed to: Thomas E. Storms and Patricia R. Storms, an unmarried woman, as her sole and separate property. District 1/1 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claims from Jozsef L. Debreczeni for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 382360002-6, 382360003-7, 382370002-7, and 382380002-8;

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 20, 2012 public auction sale. The deeds conveying title to the purchasers at the auction were recorded May 11, 2012. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 6, 2012, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
Treasurer-Tax Collector

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|-----------------|----------------------|-------------------|-------------|---------------|---|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |

SOURCE OF FUNDS:

Budget Adjustment: N/A

For Fiscal Year: 14/15

C.E.O. RECOMMENDATION:

APPROVE

BY:

Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: September 23, 2014
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

9-17

FORM APPROVED COUNTY COUNSEL
DATE 8/18/14
BY: GREGORY P. PRAMOS
Departmental Correspondence

☐ A-30
☐ Positions Added
☐ 4/5 Vote
☐ Change Order

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Items 568 through 571. Last assessed to: Thomas E. Storms and Patricia R. Storms, an unmarried woman, as her sole and separate property. District 1/1 [\$0].

DATE:

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

The Treasurer-Tax Collector has received four claims for excess proceeds:

1. Claims from Jozsef L. Debreczeni based on an Abstract of Judgment recorded September 24, 2004 as Instrument No. 2004-0761635.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that Jozsef L. Debreczeni be denied since he was unable to substantiate his claims. Since there are no other claimants the excess proceeds in the amount of \$29,330.79 will remain unclaimed. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

| | | |
|--------------|----------|--------------------|
| EP 192 | Item 568 | \$ 9,052.09 |
| EP 192 | Item 569 | \$ 3,137.76 |
| EP 192 | Item 570 | \$14,397.23 |
| EP 192 | Item 571 | <u>\$ 2,743.71</u> |
| TOTAL | | \$29,330.79 |

Impact on Citizens and Businesses

Pursuant to Section 4673.1 (2) of the California Revenue and Taxation Code, since there were no other claimants the unclaimed excess proceeds are being transferred to the Auditor's office for apportionment.

Pursuant to Section 4673.1 (2) of the California Revenue and Taxation Code, the balance of the proceeds to be distributed under this section shall be distributed to each tax fund in an amount bearing the same proportion to the balance remaining as the tax rate for each fund bears to the total tax rate applicable to the property for the fiscal year preceding that in which the property was sold.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 568 Assessment No.: 382360002-6

Assessee: STORMS, THOMAS E & PATRICIA R

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013 ✓

RECEIVED
2012 JUN 10 AM 8:03
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 200,000.00 from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 04CC01088; recorded on _____. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

1) Petition Superior Court of California, County of Orange

2) Agreed Judgment Entry from the Court of Common Pleas Cuyahoga County, Ohio

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28 day of June, 2012 at Cuyahoga, Ohio
County, State

Signature of Claimant

Signature of Claimant

Jozsef L. Debreczeni

Print Name

Print Name

6785 Wallings Road

Street Address

Street Address

North Royalton, Ohio 44133

City, State, Zip

City, State, Zip

440-230-5660

Phone Number

Phone Number

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED
2012 JUN 10 AM 8:05
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 569 Assessment No.: 382360003-7

Assessee: STORMS, THOMAS E & PATRICIA R

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013 ✓

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 200,000- from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 04CC01088; recorded on . A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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2) Agreed Judgment Entry from the Court of Common Pleas Cuyahoga County, Ohio

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I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28 day of June 2012 at Cuyahoga, Ohio
County, State

Signature of Claimant

Jozsef L. Debrezeni

Print Name

6785 Wallings Road

Street Address

North Royalton, Ohio 44133

City, State, Zip

440-2305660

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED
2012 JUN 10 AM 8:04
RIVERSIDE COUNTY
REAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 570 Assessment No.: 382370002-7

Assessee: STORMS, THOMAS E & PATRICIA R

Situs: 33300 ENDERLEINE ST WILDOMAR

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 200,000.--- from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 04CC01088; recorded on _____. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28 day of June, 2012 at Cuyahoga, Ohio
County, State

Signature of Claimant

Signature of Claimant

Jozsef L. Debreczeni

Print Name

Print Name

6785 Wallings Road

Street Address

Street Address

North Royalton, Ohio 44133

City, State, Zip

City, State, Zip

440-230-5660

Phone Number

Phone Number

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED
2012 JUN 10 AM 8:01
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 571 Assessment No.: 382380002-8

Assessee: STORMS, THOMAS E & PATRICIA R

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 200,000. from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 04CC01088; recorded on . A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

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2) Agreed Judgment Entry from the Court of Common Pleas Cuyahoga County, Ohio

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28 day of June, 2012 at Cuyahoga, Ohio
County, State


Signature of Claimant

Jozsef L. DEbreczeni

Print Name

6785 Wallings Road
Street Address

North Royalton, Ohio 44133
City, State, Zip

440-230-5660
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

DOC # 2004-0761635

09/24/2004 08:00A Fee:25.00

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
Kyle P. Kelley, Esq.

AND WHEN RECORDED MAIL TO:
Kyle P. Kelley, Esq.
433 N. Camden Dr., Suite 965
Beverly Hills, CA 90210

| M | S | U | PAGE | SIZE | DA | POOR | NOODR | SMF | MISC. |
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| A | R | L | | | COPY | LONG | REFUND | NCHG | EXAM |

Space above this line for recorder's use only

TRA:
DTT:

ABSTRACT OF JUDGMENT

27



Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 02/2003)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address):
☒ Recording requested by and return to:
 Kyle P. Kelley, Esq.
 433 North Camden Drive, Suite 965
 Beverly Hills, California 90210
 TEL NO.: 310 273-0590

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
 STREET ADDRESS: 700 Civic Center Drive West
 MAILING ADDRESS: P.O. Box 838
 CITY AND ZIP CODE: Santa Ana, California 92702-0838
 BRANCH NAME:

FOR RECORDER'S USE ONLY

PLAINTIFF: Dr. Jozsef Debreczeni and Mary Ann Rabin, BK Trustee for
 Estate of E. Kenneth Koos
 DEFENDANT: Thomas E. Storms, et al.

ABSTRACT OF JUDGMENT ☐ Amended

CASE NUMBER:

04CC01088

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record
 applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Thomas E. Storms
 1755 Sherrington Place W-206
 Newport Beach, California 92663

NOTIFICATION MAILED
 USA POSTAL SERVICE

b. Driver's license No. and state:

c. Social security No.:

☒ Unknown☒ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or
 mailed to (name and address): Thomas E. Storms, 1755 Sherrington Place
 W-206, Newport Beach, California 92663

e. ☐ Original abstract recorded in this county:

(1) Date:

(2) Instrument No.:

f. ☒ Information on additional judgment debtors is
 shown on page two.

Date: August 27, 2004

Kyle P. Kelley, Esq.

(TYPE OR PRINT NAME)


 (SIGNATURE OF APPLICANT OR ATTORNEY)

2. a. ☒ I certify that the following is a true and correct abstract
 of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

3. Judgment creditor (name and address):

Dr. Jozsef Debreczeni, 6785 Wallings Road
 North Royalton, Ohio 44133

4. Judgment debtor (full name as it appears in judgment):

Thomas E. Storms (See Attach. for Add. Jdgt. Debtors)

6. Total amount of judgment as entered or last renewed:
 \$ 205,773.50

7. ☐ An ☐ execution lien ☐ attachment lien
 is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

5. a. Judgment entered on
 (date): February 23, 2004
 b. Renewal entered on
 (date):

This abstract issued on (date):

SEP 2 0 2004

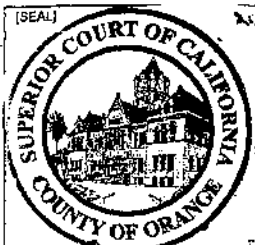
8. A stay of enforcement has

a. ☐ not been ordered by the court.

b. ☒ been ordered by the court effective until
 (date): August 18, 2004

9. ☐ This judgment is an installment judgment.

ALAN SLATER, EXEC. OFFICER/CLERK

Clerk, by  Deputy

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 (Rev. January 1, 2003)

ABSTRACT OF JUDGMENT
 (CIVIL)

A. NGUYENDO

Code of Civil Procedure, §§ 488.480,
 674, 700.190

Public Record

| | |
|--|---------------------------|
| PLAINTIFF: Dr. Jozsef Debreczeni and Mary Ann Rabin, BK Trustee for Estate of E. Kenneth Koos | CASE NUMBER: 04CC01088 |
| DEFENDANT: Thomas E. Storms, et al. | |

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

| | |
|---|--|
| <p>10. Name and last known address</p> <p>Pangaea Consortium 1800 East Sahara Avenue, Suite 107 Las Vegas, Nevada 89104</p> <p>Driver's license No. & state: <input checked="" type="checkbox"/> Unknown Social security No.: <input checked="" type="checkbox"/> Unknown Summons was personally served at or mailed to (address): 1800 East Sahara Avenue, Suite 107 Las Vegas, Nevada 89104</p> | <p>14. Name and last known address</p> <p>NOTIFICATION MAILED USA POSTAL SERVICE</p> <p>Driver's license No. & state: <input type="checkbox"/> Unknown Social security No.: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):</p> |
|---|--|

| | | |
|--|---|------------------------------------|
| <p>11. Name and last known address</p> <p>Thomas E. Storms, aka "Eugene Storms" 1755 Sherrington Place W-206 Newport Beach, California 92663</p> <p>Driver's license No. & state: <input checked="" type="checkbox"/> Unknown Social security No.: <input checked="" type="checkbox"/> Unknown Summons was personally served at or mailed to (address): 1755 Sherrington Place W-206 Newport Beach, California 92663</p> | <p>NOTIFICATION MAILED USA POSTAL SERVICE</p> <p>Driver's license No. & state: <input type="checkbox"/> Unknown Social security No.: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):</p> | <p>Name and last known address</p> |
|--|---|------------------------------------|

| | | |
|--|---|------------------------------------|
| <p>12. Name and last known address</p> <p>Thomas E. Storms, aka "Gene Storms" 1755 Sherrington Place W-206 Newport Beach, California 92663</p> <p>Driver's license No. & state: <input checked="" type="checkbox"/> Unknown Social security No.: <input checked="" type="checkbox"/> Unknown Summons was personally served at or mailed to (address): 1755 Sherrington Place W-206 Newport Beach, California 92663</p> | <p>NOTIFICATION MAILED USA POSTAL SERVICE</p> <p>Driver's license No. & state: <input type="checkbox"/> Unknown Social security No.: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):</p> | <p>Name and last known address</p> |
|--|---|------------------------------------|

| | |
|---|---|
| <p>13. Name and last known address</p> <p>Driver's license No. & state: <input type="checkbox"/> Unknown Social security No.: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):</p> | <p>17. Name and last known address</p> <p>Driver's license No. & state: <input type="checkbox"/> Unknown Social security No.: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):</p> |
|---|---|

18. ☐ Continued on Attachment 18.

SHORT TITLE: Debreczeni, et al. v. Storms, et al.

CASE NUMBER:

04CC01088

ATTACHMENT (Number): EJ-105Page 1 of 1

(This Attachment may be used with any Judicial Council form.)

(Add pages as required)

Item # 4: Additional Judgment Debtors

1. Pangaea Consortium
1800 East Sahara Avenue, Suite 107
Las Vegas, Nevada 89104
2. Thomas E. Storms aka "Eugene Storms"
1755 Sherrington Place W-206
Newport Beach, California 92663
3. Thomas E. Storms aka "Gene Storms"
1755 Sherrington Place W-206
Newport Beach, California 92663

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

| | |
|--|----------------------------------|
| ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): ROBERT M. RUBEN (036152) PITE DUNCAN & MELMET, LLP 1820 E. FIRST STREET SUITE 420 SANTA ANA, CA 92705 TELEPHONE NO.: (714) 285-2639 FAX NO. (Optional): (714) 285-2668 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): DR. JOSEPH DEBRECZENI | FOR COURT USE ONLY |
| SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 CIVIC CENTER DRIVE WEST MAILING ADDRESS: PO BOX 838 CITY AND ZIP CODE: SANTA ANA, CA 92702-0838 BRANCH NAME: | |
| PETITIONER: DR. JOZSEF DEBRECZENI AND MARY ANN RABIN, BK TRUSTEE FOR ESTATE OF E. KENNETH KOOS RESPONDENT: THOMAS E. STORMS, ET AL. | |
| SUBSTITUTION OF ATTORNEY - CIVIL (Without Court Order) | CASE NUMBER: 04CC01088 |

THE COURT AND ALL PARTIES ARE NOTIFIED THAT (name): DR. JOSEPH DEBRECZENI makes the following substitution:

1. Former legal representative ☐ Party represented self ☒ Attorney (name): KYLE P. KELLEY
2. New legal representative ☐ Party is representing self* ☒ Attorney
 - a. Name: ROBERT M. RUBEN
 - b. State Bar No. (if applicable): 036152
 - c. Address (number, street, city, ZIP, and law firm name, if applicable): PITE DUNCAN & MELMET, LLP
1820 E. FIRST STREET, SUITE 420
SANTA ANA, CA 92705
 - d. Telephone No. (include area code): (714) 285-2639
3. The party making this substitution is a ☒ plaintiff ☐ defendant ☐ petitioner ☐ respondent ☐ other (specify):

***NOTICE TO PARTIES APPLYING TO REPRESENT THEMSELVES**

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> • Guardian • Conservator • Trustee | <ul style="list-style-type: none"> • Personal representative • Probate fiduciary • Corporation | <ul style="list-style-type: none"> • Guardian ad litem • Unincorporated association |
|--|---|---|

If you are applying as one of the parties on this list, you may NOT act as your own attorney in most cases. Use this form to substitute one attorney for another attorney. SEEK LEGAL ADVICE BEFORE APPLYING TO REPRESENT YOURSELF.

NOTICE TO PARTIES WITHOUT ATTORNEYS

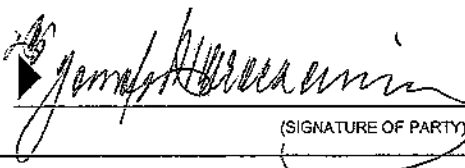
A party representing himself or herself may wish to seek legal assistance. Failure to take timely and appropriate action in this case may result in serious legal consequences.

4. I consent to this substitution.

Date:

DR. JOSEPH DEBRECZENI

(TYPE OR PRINT NAME)


(SIGNATURE OF PARTY)

5. ☒ I consent to this substitution.

Date:

KYLE P. KELLEY, ESQ.

(TYPE OR PRINT NAME)

(SIGNATURE OF FORMER ATTORNEY)

6. ☒ I accept this substitution.

Date:

ROBERT M. RUBEN, ESQ.

(TYPE OR PRINT NAME)

(SIGNATURE OF NEW ATTORNEY)

(See reverse for proof of service by mail)

NAME: ESTATE OF E. KENNETH KOOS v. STORMS

CASE NUMBER:
04CC01088

PROOF OF SERVICE BY MAIL
Substitution of Attorney-Civil

Instructions: After having all parties served by mail with the Substitution of Attorney-Civil, have the person who mailed the document complete this Proof of Service by Mail. An unsigned copy of the Proof of Service by Mail should be completed and served with the document. Give the Substitution of Attorney-Civil and the completed Proof of Service by Mail to the clerk for filing. If you are representing yourself, someone else must mail these papers and sign the Proof of Service by Mail.

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing occurred. My residence or business address is (specify):
2. I served the Substitution of Attorney-Civil by enclosing a true copy in a sealed envelope addressed to each person whose name and address is shown below and depositing the envelope in the United States mail with the postage fully prepaid.

(1) Date of mailing: (2) Place of mailing (city and state):

3. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE)

NAME AND ADDRESS OF EACH PERSON TO WHOM NOTICE WAS MAILED

4. a. Name of person served:
- b. Address (number, street, city, and ZIP):

- c. Name of person served:
- d. Address (number, street, city and ZIP):

- e. Name of person served:
- f. Address (number, street, city, and ZIP):

- g. Name of person served:
- h. Address (number, street, city, and ZIP):

- i. Name of person served:
- j. Address (number, street, city, and ZIP):

☐ List of names and addresses continued in attachment.

IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

E. KENNETH KOOS, et al.

Plaintiffs,

vs.

THOMAS E. STORMS aka
Eugene Storms aka Gene Storms, et al.

Defendants.

) CASE NO. 418691
)
)

) JUDGE DANIEL GAUL
)
)

) AGREED JUDGMENT ENTRY
)
)
)

Plaintiffs Dr. Jozsef Debreczeni and Mary Ann Rabin, Trustee for the Bankruptcy Estate of E. Kenneth Koos (collectively "the Plaintiffs") and Defendants Thomas E. Storms, aka Eugene Storms, aka Gene Storms ("Storms") and Pangaea Consortium ("Pangaea"), hereby agree that judgment may be entered as follows:

1. The Court's previous ruling on February 12, 2004 is incorporated herein.

However, the Plaintiffs specifically reserve their appeal rights regarding the entry of summary judgment in favor of Berkshire Halifax Corporation, Kenneth E. Brown and Robert A. Adams and any other assignments of error that may exist in this proceeding.

2. The preponderance of the evidence establishes that Plaintiffs are entitled to judgment against Storms and Pangaea under Counts I, II, III, IV, V and VIII of Plaintiffs'

mt
scj

③

Complaint, judgment already having been rendered against Storms under Counts VI and VII of Plaintiffs' Complaint.

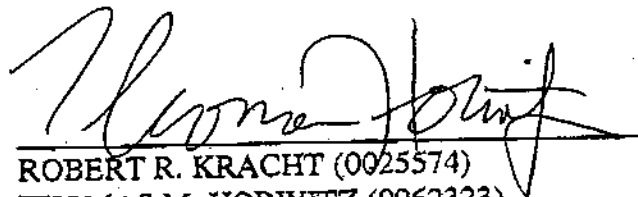
4. Judgment is hereby rendered in favor of Plaintiff Dr. Jozsef Debreczeni against Storms and Pangaea, jointly and severally, in the amount of Two Hundred Thousand Dollars (\$200,000.00).

5. Judgment is hereby rendered in favor of Plaintiff Mary Ann Rabin, Trustee for the Bankruptcy Estate of E. Kenneth Koos against Storms and Pangaea, jointly and severally, in the amount of Two Hundred Thousand Dollars (\$200,000.00).


6. Plaintiffs shall take no action to execute upon this judgment against Storms, other than transferring the judgment to the State of California or elsewhere and filing judgment liens, for one hundred eighty (180) days from the date of the entry of this judgment in the Cuyahoga County Court of Common Pleas. After the expiration of same 180-day period, Plaintiffs may execute against Storms if a balance under this judgment remains owing.

7. If judgment is paid in full within one hundred eighty (180) days of entry, no interest shall be assessed. If judgment is not paid in full within one hundred eighty (180) days of entry, then interest shall accrue at the annual rate of ten percent (10%) from date of entry.

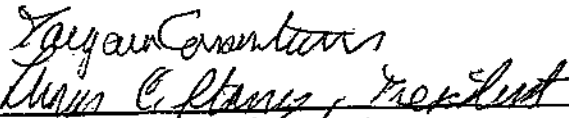
8. The Court costs of this action shall be borne by Pangaea.



ROBERT R. KRACHT (0025574)
THOMAS M. HORWITZ (0062323)
McIntyre, Kahn & Kruse Co., L.P.A.
The Galleria and Towers at Erieview
1301 E. Ninth Street, Suite 1200
Cleveland, Ohio 44114
Telephone: (216) 579-4114
Facsimile: (216) 579-0605
Attorneys for Plaintiffs



EUGENE STORMS, AKA, THOMAS E.
STORMS AKA, GENE STORMS, PRO SE
1755 Sherrington Pl. W-206
Newport Beach, CA 92663
Defendant



PANGAEA CONSORTIUM
BY THOMAS E. STORMS, ITS PRESIDENT
1800 East Sahara Avenue, Suite 107
Las Vegas, Nevada 89104
Defendant

IT IS SO ORDERED.


DATE 7/23/04



JUDGE DANIEL GAUL

RECEIVED FOR FILING

FEB 23 2004

GERALD E. FUERST, CLERK
By  Deputy

kocs/AJE
6107-A

Pazicni, Jennifer

From: Jozsef Debreczeni <debreczeni@yahoo.com>
Sent: Monday, March 10, 2014 2:09 PM
To: Pazicni, Jennifer
Subject: Re: EP 192-568, 569, 570, 571

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer Pazicni
Riverside County Trasurer
Tax Collector Office

Dear J. Pazicni:
Receiving your statement request on the money owed to me,--up until the date of March 20, 2012.

As you know wery well, I have judgement evidenced by Riverside County Recorders Document no 04CC01088 and recorded five items no: 567 to 571. The Superior Court of California County of Orange, DOC # 2004-0761634 confirming on line no: 6

total amount of judgement as entered or renewed: \$205,773.50

Thath is the total amont, wath I would like to collecting, receiving from the Reverside County Treasurer Office, based on my former judgment.!!

Hoping your release and payment will be in the near future, best regards: Jozsef Debreczeni

From: "Pazicni, Jennifer" <JPazicni@co.riverside.ca.us>
To: debreczeni@yahoo.com
Sent: Friday, March 7, 2014 3:25 PM
Subject: EP 192-568, 569, 570, 571

Good afternoon Mr. Debreczeni,

I am working on your claim for excess proceeds based on an Abstract of Judgment against Thomas E Storms and Pangaea Consortium. In order to complete my recommendation for payment of the excess proceeds on the sale of Mr. Storms property, I would need a statement of money owed up until the date of the sale March 20, 2012. You can email the statement back to me. Please let me know if you have any questions.

Thank you,

**Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Excess Proceeds/Tax Sale Operations
951 955-3947**

FROM Jozsef L. Debrecceni
6785 Wallings Road
North Royalton, Ohio 44133

ZIP CODE 44133

ATTN: Potenciano- Tax Sale Operations

DATE 7-6-12

| ASSESSMENT NUMBER | | | | | | |
|-------------------|---|---|---|---|---|---|
| 3 | 8 | 2 | 3 | 6 | 0 | 0 |
| 3 | | | | | | |
| | | | | | | 7 |

" " "



RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
TREASURER-TAX COLLECTOR
RIVERSIDE, CA 92502-2205

JUL 08 2012

RECEIVED



Green, Shawana

From: Green, Shawana
Sent: Friday, July 11, 2014 8:34 AM
To: 'Jozsef Debreczeni'
Subject: RE: Riverside County Excess Proceeds

Thank you for your response. We will make our recommendations based on the information we have and send it to County Counsel for review/approval. Once we get it back, we will then set up a date for the Board of Supervisors. You will receive a notice in the mail once the date is set.

Shawana Green
County of Riverside
Treasurer-Tax Collector
ssgreen@co.riverside.ca.us

From: Jozsef Debreczeni [<mailto:debreczeni@yahoo.com>]
Sent: Friday, July 11, 2014 8:28 AM
To: Green, Shawana
Subject: Fw: Riverside County Excess Proceeds

Ms. Shawana Green, Treasurer
County of Riverside

Dear Ms Green

On your enclosed question, I have the same answer, as I was giving you on my June 6-th 2014 phone call.

NO,-NO additional information or documentation I have eader, or Thomas, or Patricia Storms. Also I was explaining it, I have NO connection and any information of them, since our court hearing was finalized !!

I am steel waiting for your status report on my settlement charges, best regards: Jozsef Debreczeni

Message -----

From: "Green, Shawana" <SSGreen@co.riverside.ca.us>
To: Jozsef Debreczeni <debreczeni@yahoo.com>
Sent: Thursday, July 10, 2014 7:10 PM
Subject: RE: Riverside County Excess Proceeds

Hi Jozsef,

I apologize for the delay, since you have no additional information or documentation in regards to Thomas E. Storms, do you have anything in regards to Patricia R. Storms?

Shawana Green
County of Riverside
Treasurer-Tax Collector
ssgreen@co.riverside.ca.us

From: Jozsef Debreczeni [<mailto:debreczeni@yahoo.com>]
Sent: Thursday, July 10, 2014 12:14 PM
To: Green, Shawana
Subject: Re: Riverside County Excess Proceeds

Ms. Shawana Green, Tresurer
County of reverside

Dear Ms Green.

Re: Case #: 04CC01088
item no: 567 to 571

Almost a month ago I was talking to you, since thath time nothing I received on my above case!

Would you please informing me wath is the status on my settelment charges??. I will be appreciate to hearing from you, best regards: Jozsef debreczeni

From: "Green, Shawana" <[SSGreen@co.riverside.ca.us](mailto:ssgreen@co.riverside.ca.us)>

To: debreczeni@yahoo.com

Sent: Wednesday, June 18, 2014 10:55 AM

Subject: Riverside County Excess Proceeds

Hi Jozsef,

I am currently working on your claims for excess proceeds based on an Abstract of Judgment against Thomas E. Storms and Pangaea Consortium. In order to complete the recommendation for payment of the excess proceeds on the sale of Mr. Storms' property, we need additional documentation from you that connects the Thomas E. Storms you have filed a lien against and the Thomas E. Storms that used to own property with parcel #382380002-8. Additional documentation for example, could be an updated mailing address or original credit application for Thomas E. Storms. Let me know if you have any questions.

Thank you,

Shawana Green
County of Riverside
Treasurer-Tax Collector
ssgreen@co.riverside.ca.us