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William A. Kozub, Esq.
THE KOZUB LAW GROUP, PLC
7537 E. McDonald Drive
Scottsdale, Arizona 85250

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1 **THE KOZUB LAW GROUP, PLC**

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4 Scottsdale, AZ 85250

5 (480) 624-2700

6 wkozub@kozubl.com

7 Attorneys for Plaintiff Patterson Enterprises: Construction, LLC

8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

9 **IN AND FOR THE COUNTY OF PINAL**

10 **PATTERSON ENTERPRISES:**
11 **CONSTRUCTION LLC**, an Arizona limited
12 liability company,

13 Plaintiff/Judgment Creditor,

14 v.

15 **CAPITALSOURCE FINANCE LLC**, a Delaware
16 limited liability company; **NATIONAL**
17 **RECREATION PROPERTIES OF ARIZONA**
18 **CITY, LLC**, an Arizona limited liability
19 company; **NATIONAL RECREATION**
20 **PROPERTIES INTERNATIONAL (NRPI)**;
21 **HANO MOHAMMAD ZENGANA** and **JANE**
22 **DOE ZENGANA**, husband and wife;
23 **FLATIRON REALTY HOLDINGS, LLC**, a
24 Delaware limited liability company; **DEVAN**
25 **RAY BOTEL** and **JANE DOE BOTEL**, husband
26 and wife; and, **JOHN AND JANE DOES 1**
27 **THROUGH 10**,

28 Defendants/Judgment Debtors.

S1100CV202200280

**MONEY JUDGMENT
INFORMATION STATEMENT**

29 Pursuant to A.R.S. § 33-967, Plaintiff/Judgment Creditor, Patterson Enterprises:
30 Construction, LLC, provides the following information to accompany the Default Judgment filed
31 with the Court on October 4, 2022, and to be recorded in the Pinal County Recorder's Office
32 against Defendants/Judgment Debtors, **CAPITALSOURCE FINANCE LLC**, a Delaware
33 limited liability company; **NATIONAL RECREATION PROPERTIES OF ARIZONA**
34 **CITY, LLC**, an Arizona limited liability company; **NATIONAL RECREATION**
35 **PROPERTIES INTERNATIONAL (NRPI)**; **HANO MOHAMMAD ZENGANA** and

1. **NASHVA ZENGANA**, husband and wife; **FLATIRON REALTY HOLDINGS, LLC**, a
2 Delaware limited liability company; and **DEVAN RAY BOTEL** and **JANE DOE BOTEL**,
3 husband and wife

4
5 **1a. The correct name and last known address of each judgment debtor:**

6
7 CapitalSource Finance, LLC
8 c/o The Corporation Trust Company, Statutory Agent
9 Corporation Trust Center
10 1209 Orange Street
11 Wilmington, DE. 19801.

12
13 National Recreation Properties of Arizona City, LLC
14 16010 Cherry Hills Drive
15 Arizona City, AZ. 85223

16
17 National Recreation Properties International (NRPI)
18 c/o Incomp. Services, Inc., Statutory Agent
19 2338 W. Royal Palm Road, Suite J
20 Phoenix, AZ. 85021

21
22 Hano Mohammad Zengana
23 10545 N. 56th Drive
24 Glendale, Arizona 85302

25
26 Nashva Zengana
27 10545 N. 56th Drive
28 Glendale, Arizona 85302

Flatiron Realty Holdings, LLC
c/o Platinum Filings, LLC, Statutory Agent
555 E. Loockerman Street, Suite 120
Dover, DE. 19901

Devan Ray Botel
10219 W. Camelia Drive
Arizona City, AZ. 85123

Jane Doe Botel
10219 W. Camelia Drive
Arizona City, AZ. 85123

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3 **1b. Each judgment debtor was served at:**

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CapitalSource Finance, LLC
c/o The Corporation Trust Company, Statutory Agent
Corporation Trust Center
1209 Orange Street
Wilmington, DE. 19801.

National Recreation Properties of Arizona City, LLC
Via Publication in the San Manuel Miner
Publication Dates: 4/27, 5/4, 5/11, and 5/18, 2022

National Recreation Properties International (NRPI)
Via Publication in the San Manuel Miner
Publication Dates: 4/27, 5/4, 5/11, and 5/18, 2022

Hano Mohammad Zengana
10545 N. 56th Drive
Glendale, Arizona 85302

Nashva Zengana
10545 N. 56th Drive
Glendale, Arizona 85302

Flatiron Realty Holdings, LLC
c/o Platinum Filings, LLC, Statutory Agent
555 E. Loockerman Street, Suite 120
Dover, DE. 19901

Devan Ray Botel
Via Publication in the San Manuel Miner
Publication Dates: 3/23, 3/30, 4/6, and 4/13, 2022

Jane Doe Botel
Via Publication in the San Manuel Miner
Publication Dates: 3/23, 3/30, 4/6, and 4/13, 2022

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2. The name and address of the judgment creditor:

Patterson Enterprises: Construction, LLC
c/o THE KOZUB LAW GROUP, PLC
7537 E. McDonald Drive
Scottsdale, AZ 85250
480-624-2700
mewak@kozublawn.com

3. The amount of the judgment or decree as entered or as most recently renewed.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff, Patterson Enterprises: Construction, LLC, have judgment against Defendants, CapitalSource Finance, LLC, National Recreation Properties of Arizona City, LLC, National Recreation Properties International (NRPI), Hano Mohammad Zengana and Nashva Zengana, Flatiron Realty Holdings, LLC, and Devan Ray, Botel and Jane Doe Botel, jointly and severally, as follows:

1. That Plaintiff is judicially awarded clear title to the three parcels of real property located in Pinal County, Arizona, and legally described on Exhibit A hereto as “Parcel 1,” “Parcel 2,” and “Parcel 3” free and clear of any claim of Defendants;

2. That Plaintiff is the sole and exclusive owner in fee simple of the three parcels of real property located in Pinal County, Arizona, and legally described on Exhibit A hereto as “Parcel 1,” “Parcel 2,” and “Parcel 3”, and holds legal title thereto, and is entitled to the use, possession and quiet enjoyment thereof, free from any asserted claim, right, title or interest in and to the Property by the Defendants;

3. For Plaintiff’s costs of suit incurred herein in the amount of \$2,247.02;

4. For such other and further relief as the Court deems just and proper.

No further matters remain pending. Therefore, this judgment is hereby entered pursuant to Rule 54(c), Ariz.R.Civ.P.

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4. If the judgment debtor(s) is/are a natural person(s), for each please list:

Social security number (# only if provided voluntarily to judgment creditor by judgment debtor or state Not known): **Not known**

Date of birth (Date or Not known): **Not known**

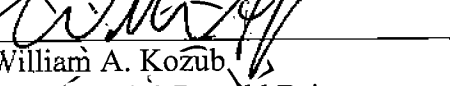
Driver license number (# or Not known): **Not known**

5. Has a stay of enforcement been ordered by the court? No

a) Date the stay expires: N/A

DATED this 6th day of October, 2022.

THE KOZUB LAW GROUP, PLC

By: 
William A. Kozub
7537 East McDonald Drive
Scottsdale, Arizona 85250
Attorneys for Plaintiff

1 **THE KOZUB LAW GROUP, PLC**
William A. Kozub, #014826
2 7537 E. McDonald Drive
Scottsdale, AZ 85250
3 (480) 624-2700
wkozub@kozublaw.com

4 Attorneys for Plaintiff Patterson Enterprises: Construction, LLC

6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

7 **IN AND FOR THE COUNTY OF PINAL**

8 **PATTERSON ENTERPRISES:**
CONSTRUCTION LLC, an Arizona limited
9 liability company,

10 Plaintiff,

11 v.

12 **CAPITALSOURCE FINANCE LLC**, a Delaware
limited liability company; **NATIONAL**
13 **RECREATION PROPERTIES OF ARIZONA**
CITY, LLC, an Arizona limited liability
14 company; **NATIONAL RECREATION**
PROPERTIES INTERNATIONAL (NRPI);
15 **HANO MOHAMMAD ZENGANA** and **JANE**
DOE ZENGANA, husband and wife;
16 **FLATIRON REALTY HOLDINGS, LLC**, a
Delaware limited liability company; **DEVAN**
17 **RAY BOTEL** and **JANE DOE BOTEL**, husband
and wife; and, **JOHN AND JANE DOES 1**
18 **THROUGH 10**,

19 Defendant.

SI100CV202200280

DEFAULT JUDGMENT

20 This matter having come on before the Court on Plaintiff's Motion for Entry of Default
21 Judgment against Defendants, Defendants Capitalsource Finance, LLC, National Recreation
22 Properties of Arizona City, LLC, National Recreation Properties International (NRPI), Hano
23 Mohammad Zengana and Nashva Zengana, Flatiron Realty Holdings, LLC, and Devan Ray
24 Botel and Jane Doe Botel; and the Court having reviewed the pleadings of record and the
25 Affidavits submitted in connection therewith, finds that Defendants, Capitalsource Finance,
26 LLC, National Recreation Properties of Arizona City, LLC, National Recreation Properties
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1 International (NRPI), Hano Mohammad Zengana and Nashva Zengana, Flatiron Realty
2 Holdings, LLC, and Devan Ray Botel and Jane Doe Botel, were regularly served with process
3 and failed to appear and answer Plaintiff's Complaint within the period prescribed by law; that
4 the default of Defendants Capitalsource Finance, LLC, National Recreation Properties of
5 Arizona City, LLC, National Recreation Properties International (NRPI), Hano Mohammad
6 Zengana and Nashva Zengana, Flatiron Realty Holdings, LLC, and Devan Ray Botel and Jane
7 Doe Botel, were duly entered by the Clerk of this Court; and Defendants Capitalsource Finance,
8 LLC, National Recreation Properties of Arizona City, LLC, National Recreation Properties
9 International (NRPI), Hano Mohammad Zengana and Nashva Zengana, Flatiron Realty
10 Holdings, LLC, and Devan Ray Botel and Jane Doe Botel, are neither infants or incompetent;
11 and that Plaintiff is entitled to the relief requested herein.
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14 Based upon the foregoing findings, and the Court's determination that there is no just
15 reason for the delay of entry of judgment; and good cause appearing therefore;

16 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
17 Plaintiff, Patterson Enterprises: Construction, LLC, have judgment against Defendants,
18 Capitalsource Finance, LLC, National Recreation Properties of Arizona City, LLC, National
19 Recreation Properties International (NRPI), Hano Mohammad Zengana and Nashva Zengana,
20 Flatiron Realty Holdings, LLC, and Devan Ray Botel and Jane Doe Botel, jointly and severally,
21 as follows:
22

23 1. That Plaintiff is judicially awarded clear title to the three parcels of real property
24 located in Pinal County, Arizona, and legally described on Exhibit A hereto as "Parcel 1,"
25 "Parcel 2," and "Parcel 3" free and clear of any claim of Defendants;
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1 2. That Plaintiff is the sole and exclusive owner in fee simple of the three parcels of real
2 property located in Pinal County, Arizona, and legally described on Exhibit A hereto as "Parcel
3 1," "Parcel 2," and "Parcel 3", and holds legal title thereto, and is entitled to the use, possession
4 and quiet enjoyment thereof, free from any asserted claim, right, title or interest in and to the
5 Property by the Defendants;


6
7 3. For Plaintiff's costs of suit incurred herein in the amount of \$2,247.02.

8 4. For such other and further relief as the Court deems just and proper.

9 No further matters remain pending. Therefore, this judgment is hereby entered pursuant
10 to Rule 54(c), Ariz.R.Civ.P.

11 **IT IS FURTHER ORDERED** directing the Clerk of Court to enter this Judgment
12 forthwith as there exists no just cause or reason for delay, and as no further matters
13 remain pending, the Judgment is entered pursuant to Rule 54(c), ARCP.

14 **IT IS FURTHER ORDERED** vacating all future hearing dates and this matter is
15 administratively closed.

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18 eSigned by Georgia Joseph, 10/08/2022 13:28:41 +BIC-b
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EXHIBIT A

PARCEL 1

Tax ID Number: 511-63-41602

Legal Description: Lot 416, Arizona City Unit Fifteen, a subdivision recorded in Book 17 of Maps, Page 23, records of Pinal County, Arizona.

PARCEL 2

Tax ID Number: 407-03-41906

Legal Description: Lot 2184, of Arizona City Unit Four, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 9 of Maps, Page 56.

PARCEL 3

Tax ID Number: 407-03-42003

Legal Description: Lot 2185, of Arizona City Unit Four, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 9 of Maps, Page 56.

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STATE OF ARIZONA } SS
COUNTY OF PINAL

I, REBECCA PADILLA, Clerk of the Superior Court, State of
Arizona, in and for the County of Pinal do hereby certify that I have
compared the foregoing copy of a Order 2306280
Default Judgment
and of the endorsement thereupon, with the original records of the same
remaining in this office, and that the same correct transcripts
therefrom, and the whole of said original records.

Witness my hand and seal of said Court office
this 16 day of October, 2022

REBECCA PADILLA, Clerk
By [Signature] Deputy Clerk