Russell v Borders

Writ Of Habeas Corpus

Ground 6

Prosecutorial Misconduct

BROUND 5. PROSECUTORIAL MISCONDUCT

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Petitioner contends prosecutorial misconduct was a primary factor in his wrongful conviction on fifty-two counts of theft by either fraud or embezzlement. Prosecutorial misconduct is evident in nearly every phase of this proceeding from investigative phase through the sentencing phase. Petitioner argues there is sufficient evidence to suggest his conviction resulted from discriminatory charges, selective prosecution, and vindictive prosecution.

The elderly Petitioner, an experienced licensed real estate broker represented the stereotype of the white collar criminal who 'made tons of money" at the expense and misery of "ordinary people" leading up to and during the collapse of the California residential real estate market. The prosecutor was newly named to head a task force on white collar crime.

Petitioner and his innovative Rent To Own program had been thoroughly investigated by the Bureau of Real Estate which concluded no wrongdoing on the Petitioner's part. The investigation was undertaken in response to several complaints about the Rent to Own program by dissatisfied customers. Complaining Jeffery Johnson, also Real Estate а Proker instrumental in calling upon the other customers to submit complaints. When the Bureau of Real Estate found no evidence of wrongdoing and took no action against Petitioner, complaining witness Mr. Johnson became the ringleader, spearheading his personal campaign to flood the Sacramento County District Attorney's office with complaints from nearly every one of the Rent To Own customers.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 58.)

The core issue underlying the complaints was the customers had paid a fee to Petitioner pursuant to a contract for specific services which would enable them to temporarily rent and eventually purchase a home they selected from the Petitioner. The customers were dissatisfied because not all the services promised had been rendered. The contract also provided the fee was refundable if they "changed their mind." Petitioner took no issue with either the fact he had not rendered all the services the contract promised nor that dissatisfied customers were promised and entitled to a refund. The problem at hand was Petitioner financially overwhelmed by all the refund requests and could only make refunds as funds were available.

Like the majority of small business owners, Petitioner expected his business would succeed, categorized the fees he collected from customers as business income and utilized the business income to pay his business operating costs. He paid refunds to customers who "changed their mind" from the same account until funds ran out. Petitioner never reasonably expected all the customers would request refunds or that his business would fail do to a set of business conditions beyond his control, RUT IT DID. And Petitioner had a contingency plan for customer refunds from the Broker's Recovery Fund (now known as the Consumer Recovery Account) if the remote possibility became a painful reality.

Based on the fact Petitioner paid these refunds out of the same account where fees from all customer were deposited as business income and from which business operating expenses were paid, the prosecution concluded Petitioner was operating a (Ronald Russell, Habeas Corpus Petition, Ground Six, page 59.)

ponzi scheme or scam. The prosecution's theory further held the fees were no his property thus Petitioner had no legal right to use the fees he collected from customers for business operating expenses. Petitioner contends this is selective prosecution in the sense he operated his business according to widely accepted business practices, these were selectively deemed in his case to be a ponzi scheme, and he stood accused of stealing money from customers by false pretenses. This astonishing prosecution theory continued to grow more astounding and vague with the passage of time.

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The prosecutor viewed a quick conviction in this case with 54 alleged victims would be political capital for his own career advancement and anticipated the 72 year old Petitioner to jump at his offer to resolve the case with a short prison sentence. Instead, Petitioner maintained his innocence and attempted to assert his right to a speedy trial. In response, the prosecutor further expanded his investigation producing more than 7,000 pages of "evidence" to deliberately overwhelm Petitioner's Public Defender and continued vigorously to oppose Petitioner's release from custody pending trial. Petitioner contends the prosecutor's conduct in both pretrial and trial evidences a high level of vindictiveness, the vindictiveness was a result of Petitioner's exercise of his right to maintain his innocence and his right to a speedy public trial. At an evidentiary hearing, Petitioner will argue discriminatory enforcement of the law, unconstitutionally selective prosecution and vindictive prosecution resulted in Petitioner's conviction.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 60.)

OF MATERIAL FACT

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1. Rent To Own was a Ponzi scheme and scam operated by the Petitioner. (R.T. 3386:9-21), (R.T. page 3393-3396) (Note: Also see Ground 4, Notes: @ Footnote 2) As a matter of legal definition the Rent To Own program was A ponzi scheme involves investors not a Ponzi scheme. who were promised an attractive exceptionally high return on their investment by the operator. The operator does not properly invest the funds and the return on the investment funds, if any is substantially less than promised to investors at the outset. To provide the appearance of extremely large returns, the ongoing operator pays early investors the promised return out of the funds collected from new investors. The scheme ultimately collapses when the operator is unable to pay the high returns and/or repay the principal to each This a misrepresentation of material fact investor. because no Rent To Own customers were investors nor were they promised a high rate of return on their money. Dissatisfied customers were promised a refund if they mind." The prosecution could have "changed their misstated this as material fact by calling the Rent To Own program "a lemon" because it leaves a sour taste in the mouth or an "Edsel" because customers decided "it wasn't all it was cracked up to be" but there is a huge prejudicial difference between "ponzi scheme" and "a lemon" or "an Edsel" in that the former has significant (Ronald Russell, Habeas Corpus Petition, Ground Six, page 61.)

negative emotional overtones, dastardly corrupt criminal connotations and attaches specific criminal liability (i.e. the operator's nefarious intent is presumed in a ponzi scheme.) The prosecution's express purpose of repetitive references to "ponzi scheme" and "Bernie Madoff" was to emotionally and quasi-intellectually vilify Petitioner to the jury.

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2. The funds Petitioner took from customers remained their property and Petitioner promised to hold it "in trust" for them. (R.T. 3449:17-20) This a misrepresentation of material fact because "took from" is characteristic of stealing and theft. It is further misrepresentation because the prosecution tried repeatedly to characterize the fee "as really" a rental security deposit, "as really" the down payment on a house or "as really" earnest money in an escrow account. these "as reallys" were essential to the prosecution's case for embezzlement against Petitioner. And as matters material fact all of these "as reallys" essentially false misleading conclusions made by the Customers paid a fee to Petitioner in advance of a promise for specific services rendered by the Petitioner. Complaining witnesses admitted they understood Mr. Russell wouldn't do anything for them until they paid him the \$2,900 fee. The contract provision stating this fee would be refunded if customer "changed their mind" or contract provision at an indefinite date in the future Petitioner would apply the fee to a rental deposit did not alter the nature of the (Ronald Russell, Habeas Corpus Petition, Ground Six, page 62.)

transaction such that the fee remained the property of the customer to be held in trust by Petitioner. The contract made it clear Mr. Russell would be both the landlord and eventually A landlord is largely free to structure rental deposits as he deems necessary in а rental agreement. Petitioner and customers hadn't yet established agreement spelling out the terms of a lease or deposit. Conceivably, with a damage deposit might cause property damage in excess of the damage deposit. The deposit as first and last month's rent creates another set of scenarios. Landlords can use rental deposits as he sees fit during the term of a lease. As the seller Mr. Russell was promising he would consider the fee as part of the down payment which was a bookkeeping matter. Mr. Russell was not saying in the contract 'Even if you cause of damage to my property which I have to pay out-of-pocket, I'm going to put the \$2,900 toward your down payment. These are matters to be carefully negotiated in the future between the contracting parties.

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3. Petitioner had a duty under the law to hold the \$2,900 fee customers paid him in segregated accounts. (R.T. 3458:12-20), (R.T. 3386:9-15) This a misrepresentation of material fact because there is no such requirement and no such duty under California law. As in #2 above, this misrepresentation was essential to the prosecution's case for embezzlement against Petitioner. The prosecution deliberately confused the jury with information Petitioner was a Real Estate Broker and information when real estate brokers are either the buyer's or seller's (Ronald Russell, Habeas Corpus Petition, Ground Six, page 63.)

broker the broker has a duty to segregate funds received in a separate account. The misrepresention of material fact is Petitioner was never these customers' broker. Initially, PETITIONER WAS THE BUYER and landlord. At an unspecified future date PETITIONER WOULD BE THE SELLER. In the former case Mr. Russell could serve as his own broker. In the latter case, the customer might well choose a different broker to handle the transaction between owner-seller Mr. Russell and themselves as buyer.

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Petitioner's use of these fees business to pay operating expenses was illegal and prohibited by law. (R.T. 3335:13-20) This a misrepresentation of material fact because there is no such restriction or prohibition The prosecution's evidence showed under California law. Petitioner treated the fees as business income disbursed for acceptable and legitimate business purposes including This office operations advertising, and rent. misrepresentation was material to the prosecution's case of theft by deception and fraud attempting to mislead the jury part of the Petitioner's deception was he didn't explain to each customer he intended to use these fees for business operating expenses. The prosecutor's intent to link Petitioner's use of fees for operating expenses to a ponzi scheme where funds invested are held segregated investor accounts but diverted by and converted to purposes of the operator. The prosecutor continued to condemn Mr. Russell using this false comparison reiterating to the jury 'Once Mr Russell got

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 64.)

5. The contract signed by Petitioner was illegal and an "instrument of fraud." (R.T. 3339:10-3340:6), 3465:9-13) The "contract as illegal" is misrepresentation of material fact because the contract was reviewed by Petitioner's attorney who saw nothing illegal about it. The prosecution's own expert witness Mr. Kovar testified "In my opinion, it's a grab bag of I've never seen -- up until now I have attractive ideas. never seen this particular contract nor have I ever read a contract this disjointed." (R.T. 2876:6-9) The nature of any contract would of course offer attractive ideas and options in return for some consideration. The witness was entitled to his opinion this as unusual like nothing he had seen before and disjointed. matter of contract law however, in contract disputes, contracts operate against the party who drafts and offers it and to the benefit of the other party meaning in this disagreements about attractive ideas or confusion caused disjointed construction would operate the customer's benefit. The contract as an "instrument of fraud is a misrepresentation of material fact because the contract was agreement executed between an neither of whom contested their signatures as forgeries. Instruments of fraud include checks drawn on nonexistent accounts, falsified documents titles, i.e. deeds. securities, stock certificates, counterfeit currency or (Rogald Russell, Habeas Corpus Petition, Ground Six, page 65.)

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other counterfeited items or merchandise. The prosecutor applied this term to convey to the jury the contract represented only false promises and the pretense by which Petitioner stole the customer's money - false pretense being a necessary element of fraud. To accept this false premise by the prosecution, one would also accept the ridiculous proposition Petitioner willingly memorialized his false pretenses in writing when he executed the contract.

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6. Petitioner made attractive false promises to customers he never intended to keep in order to get their money. (R.T. 3390:13-16) This a misrepresentation of material fact because the misstatement is directly controverted by the totality of evidence. Petitioner went to great length and expense to create the PPM as a vehicle for private investor funds, hired an attorney to recruit prospective investors and personally participated in the HUD application process for the Neighborhood Revitalization Program if he had no intention fulfilling his "attractive promises." The contrary statement is more reasonably true: Petitioner went to great lengths doing everything in his power to fulfill his attractive promises made to Rent To Own customers. This false misleading statement to the jury by the prosecution made in an attempt to establish Petitioner's nefarious intent. This is more of the same circular Russell logic: Mr. made attractive false promises with nefarious intent and we can infer Mr. (Ronald Russell, Habeas Corpus Petition, Ground Six, page 66.)

Russell's nefarious intent from all his false promises. What if, however, we (correctly) conclude Petitioner was fully intent on keeping all of his attractive FUTURE promises when he made them, but the future brought unforeseen circumstances preventing him from fulfilling his promises. A promise is not a false promise simply because it goes un-fulfilled.

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Mr. Neff and Mr. Russell were at cross purposes in the operation of the Rent To Own program. (R.T. 3462:13 to This a misrepresentation of material fact because it is predicated on the false assumption Mr. Russell had no intention or financial incentive to purchase homes for Rent To Own customers and Mr. Neff's financial success depended entirely on closing the sale of homes to Rent To Own customers. The \$2,900 Petitioner collected from each customer pales comparison to his expected income from buying homes (broker's fee paid by seller at least \$15k), rental income from the home he owned (at least $$1,800 \times 24$ months = \$43.2k) and profit from selling the house to the Rent To Own customer (20% more than what he paid for the property i.e. $$200,000 \times 20\% = $40k$) It is absurd to assume Petitioner had no intent and interest in \$98k income he would derive from buying, renting and selling a home to each and every Rent to Own customer. Similarly, Earl Neff had an interest in "growing the business", increasing future customer traffic, some of whom would be referrals from satisfied customers who like Jim Mora were (Ronald Russell, Habeas Corpus Petition, Ground Six, page 67.)

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- 8. Petitioner took advantage of Ms. Cannon and Haven of 2006 to pocket a \$57k commission. 3341:3-27), (R.T. 3461:1-28) This a misrepresentation of material fact because the misstatement is totally controverted by the testimony of Ms. Cannon and Ms. Raymond, both of whom were Haven of Hope executive officers. The prosecutor attempted to use misrepresentation of material fact as circumstantial evidence as to Petitioner's self serving intent. was part and parcel of Mr. Archibald's tactic to demonize and vilify Petitioner in front of the jury at every opportunity irregardless of circumstances and witness testimony.
- 9. Petitioner bought a car from Mr. Mora but refused to pay him for it. (R.T. 3341:28 3342:27) This a misrepresentation of material fact because the testimony of witness Jim Mora is contained in Volume XI. pages 3118-3134 of the Reporters Transcript and contains no references of any kind to vehicles or vehicle sales.
- 10. Petitioner's Christian faith was part of Petitioner's deception of Rent To Home customers. (R.T. 3337:15 3338:2), (R.T. 3465:21-28) This a misrepresentation of (Ronald Russell, Habeas Corpus Petition, Ground Six, page 68.)

material fact because the testimony of witnesses Ms. Cannon, Ms. Raymond and the Petitioner himself revealed the nature of Petitioner's religious convictions and faith substantially years before the innovative Rent To Own program was even conceptualized. This was another of the prosecutor's really "cheap shots" in front of the jury intended to demonize and vilify Petitioner not only as a con man but also hypocrite.

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Petitioner only looked out for himself and what was 11. best for Mr. Russell. (R.T. 3340:24 - 3341:27) mmsrepresentation of material fact because the testimony prosecution witnesses controverted numerous Prosecution witnesses, for example statement as false. testified Petitioner donated his sales commission to completely furnish living facilities for homeless people, gave his nephew in a college a used car and saved them a great deal of money. Furthermore, it is inconceivable that a man who "only looked out for himself and what was best for himself" could be engaged in the real estate business for thirty (30) years without ever being subject of a complaint. Again, this is material fact misstated the Petitioner prosecutor to paint self-centered, self-indulgent, self-serving con man whose style is to take advantage of everyone he's ever encountered in his life. Probably nothing could be farther from the truth - at least according to the prosecution's own witnesses.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 69.)

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Petitioner made an enormous profit from the Rent To Own program. (R.T. 3391:24 - 3392:6), (R.T. 3451:1-4) This a misrepresentation of material fact because the prosecution spent at least \$13,000 for expert witness testimony from a forensic accountant who determined the Rent To Own program went broke and therefore was unable to provide the promised refunds to all the customers. Profit and income are not the same. Profit amount remaining after subtracting costs from income. Furthermore, the forensic account found no evidence Petitioner's business expenses (costs) were questionable or unusual nor did the forensic accountant determine that Petitioner had hidden away income in an off-shore account or invested it in a non-business item like a private jet or services for a prostitute. material because it was essential to the prosecution's case that Petitioner had enriched himself by victimizing the Rent To Own customers. The jury heard a great deal of testimony about the financial losses of complaining This misstatement of material fact to the to inflame the jury The prosecutor also knew as a matter of fact Petitioner was indigent, could not post bond and was represented by the Public Defender. Hence, the prosecutor, given these circumstances had to know there was no measurable profit made by Petitioner in the Rent To Own program.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 70.)

If an evidentiary hearing is granted in this matter, Petitioner will argue the prosecutor's misrepresentations of material fact cited above and others severely prejudiced Petitioner resulting in his conviction. Petitioner will further argue the severity of prejudice resulting from misrepresentation of material fact warrants reversal of Petitioner's conviction on all counts.

B. PROSECUTION MISLED THE DEFENSE

1. Use of Testimony by Wonda Raymond and Margreta Cannon (R.T. 215:13-7) January 23, 2014 the court convened to consider motions in limine. Defense counsel submitted Motion #10 to exclude other crimes evidence. The prosecution made representations to the Defense as follows: "At one point I was looking at an earlier transaction Mr. Russell had with Haven of Hope. As I advised the Court in chambers and Mr. Slaughter, I am not currently intending to use that in the People's case in chief. presuming if Mr. Russell took the stand and somehow got into that, that might open it, but I'm not planning to use that in my case in chief." At trial, the prosecution called witnesses Wonda Raymond and Margretta Cannon, both of whom were Haven of Hope executive officers. The testi- mony of both witnesses chiefly focused on the 2006 Haven of Hope real estate transaction. The prosecution used the earlier transaction in his case in chief as circumstan- tial evidence of Petitioner's intent in the (R.T. 1962-1990), (R.T. instant pages pages 2014-2027), 2028-2052), (R.T. (R.T.pages pages (Ronald Russell, Habeas Corpus Petition, Ground Six, page 71.)

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2057-2062), (R.T. pages 2014-2028)

2 Prosecution's Theory of the Crime (R.T. pages 3417-3419)
The prosecution led the defense to believe the instant case was theft by deception. Not until opening argument was the defense aware the prosecution was offering two theories of the crime being either fraud or embezzlement and asking the jury to decide which theory applied to individual counts. The jury had not heard evidence that supported each and every element of each and every count. This "two theory menu" allowed the jury to essentially side step the elements of intent and knowledge of wrong doing when considering the binary choice of either fraud or embezzlement. To defend as to each count the defense would have to make a showing that each specific count lacked the essential elements of fraud AND lacked the essential elements of embezzlement.

C. PROSECUTION'S USE OF PERJURED TESTIMONY

1. Earl Neff regarding receiving no compensation or payment from Petitioner's Rent To Own program. (R.T. pages 2364-007 thru 2867) The prosecution called their witness Earl Neff who initially testified to receiving "a little bit of gas money once in a while and slept in the Rent To Own office because he described his financial situation as "Very meager". Several days later the prosecution recalls the witness to testify. The prosecution asks Mr. Neff to thumb through a stack of checks made payable to Mr. Neff and now the witness testifies he received a (Ronald Russell, Habeas Corpus Petition, Ground Six, page 72.)

2. Complaining witnesses generally in reference to Petitioner's alleged statements about trust accounts, escrow accounts and a special safe place for fees Petitioner collected. Petitioner contends most, if not all of the complaining witnesses were "coached" either by Jeffery Johnson or the Prosecution's Investigator on how to answer questions regarding Petitioner's statements about trust accounts, escrow accounts and special safe place for the fees Petitioner collected from them. Petitioner never discussed the topic of "safe keeping of fees" with any customer and the disparity between individual complaining witnesses' recollection of such discussions suggests the ideas of trust accounts, escrow accounts and special accounts was planted in Petitioner contends the Prosecutor was fully aware these representations were false but they were exactly the necessary words he needed to make his case against the Petitioner.

D. BRADY VIOLATIONS

1. Bureau of Real Estate Investigation Petitioner, and his Rent To Own program were subjects of a six (6) month investigation by the Department of Real Estate later known as the Bureau of Real Estate prior to the filing of (Ronald Russell, Habeas Corpus Petition, Ground Six, page 73.)

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- 2. Broker's Recovery Fund or Consumer Recovery Fund This fund became known as the Consumer Recovery Account. prosecution continued to deny the existence, purpose and potential relief available through out the proceedings. Petitioner insisted his customers would receive their refund from this private pool of funds paid by all brokers out of their commissions. The prosecution had all the information about the fund in it's possession but failed to tender it to the defense. Instead, after obtaining Petitioner's conviction on all 52 counts. provided the fund's application form to each of the complaining witnesses who obtained a full refund of their fee as promised by the Petitioner in their contract.
- 3. Witness statements to Investigators The prosecution failed to turn over copies of the full statements obtained by the prosecution's investigator from each complaining witness. Several of these complaining witnesses also testified they had not received reviewed their written statement(s).

CONCLUSION

If an evidentiary hearing is granted in this proceeding, Petitioner will provide written documentation as to all of the (Ronald Russell, Habeas Corpus Petition, Ground Six, page 74.)

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above claims in Ground 6. He will argue that his conviction was the result of prosecutorial misconduct in all of the forms cited above; the prosecutor's conduct violated Petitioner's right to a fair trial; and, in all likelihood, absent the prosecutorial conduct, the result in this proceeding would be significantly different. Finally Petitioner will argue, in view of the prejudicial harmful effect of the prosecutor's conduct the only reasonable and proper relief is reversal of the verdict on all counts.

APPLICABLE CASE LAW:

- U.S. v. Armstrong, 517 U.S. 456 (1996) The High Court found the petitioner was convicted as the result of an unconstitutionally selective prosecution violating petitioner's Fifth Amendment right to due process.
- Vick Wo v. Hopkins, 118 U.S. 356 (1886) The charges which resul- ted in petitioner's conviction were the product of discrim- inatory enforcement of the law violating petitioner's Fifth Amendment right to due process.
- Blackledge v. Perry, 417 U.S. 21 (1974) The charges which resulted in Petitioner's conviction are the result of prosecutorial vindictiveness based on Petitioner's exercise of a legal right violating petitioner's Fifth Amendment right to due process.
- U.S. v. Goodwin, 527 U.S. 386 (1982) The charges which resulted in Petitioner's conviction are the result of prosecutorial vindictiveness based on Petitioner's exercise of a legal right violating petitioner's Fifth Amendment right to due process.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 75.)

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Gray v. Netherland, 516 U.S. 152 (1996) The court held a prosecutor deliberately misled the defense about the evidence the State intended to introduce regard the theory of defendant's guilt violating petitioner's Fifth Amendment right to a fair trial.

Napue v. Illinois, 360 U.S. 264 (1959) The prosecutor knowingly used perjured testimony to obtain a conviction. The prosecution knew or should have known the testimony was false and prejudice resulted violating petitioner's Fifth Amendment right to a fair trial.

<u>Darden v. Wainwright</u>, 477 U.S. 168 (1986) The court held the petitioner's conviction was obtained as a result of prosecutorial misconduct violating petitioner's Fifth Amendment rights to a fair trial and due process.

<u>Doyle v. Ohio</u>, 426 U.S. 610 (1976) The Supreme Court held the trial court permitted defendant's credibility as a witness in his own behalf to be impaired by fundamentally unfair means violating petitioner's Fifth Amendment right to a fair trial and to testify in his own defense.

<u>U.S. v. Young</u> 470 U.S. 1 (1985) Petitioner's conviction followed from the prosecutor's vouching for the credibility of a witness violating petitioner's Fifth Amendment right to due process.

Berger v. U.S., 295 U.S. 78 (1935) The prosecutor's misstatement of material fact were used to obtain Petitioner's conviction violating petitioner's Fifth Amendment rights to a fair trial and due process.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 76.)

Brady v. Maryland, 373 U.S. 83 (1963) The state failed to disclose evidence favorable to the accused violating petitioner's Fifth Amendment right to due process. Kyles v. Whitley, 514 U.S. 419 (1995) (Brady Violation by Investigative Agencies) The State failed to disclose Brady evidence that was in the possession of investigative agencies to which the State had access violating petitioner's Fifth Amendment right to due process.

(Ronald Russell, Habeas Corpus Petition, Ground Six, page 77.)