

1 Eric D. Houser (SBN 130079)
Neil J. Cooper (SBN 277997)
2 HOUSER LLP
9970 Research Drive
3 Irvine, CA 92618
Tel. (949) 679-1111
4 Fax: (949) 679-1112
E-mail: ncooper@houser-law.com

5 Attorneys for Defendant
6 PHH MORTGAGE CORPORATION

7
8 **UNITED STATES DISTRICT COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA, EASTERN DIVISION**
10

11 KEVIN WALKER ESTATE,
12 DONNABELLE MORTEL ESTATE,
13 KEVIN WALKER IRR TRUST, WG
EXPRESS TRUST,

14 Plaintiffs,

15 vs.

16 JAY PROMISCO, JOSEPH MORAN,
17 CHRISTIAN GAULT, AMIR SABET,
AMANDA COFFRINI, JOHN
18 GOULDING, BRIAN McGINLEY,
19 VIRGINIA ERBES, COREY MOORE,
DREW FUERSTENBERGERM,
20 JAMES E. COFFRINI, PAUL
21 GUSTAFSON, DEVIN ORMONDE,
SIERRA PACIFIC MORTGAGE
22 COMPANY INC., GREENHEAD
23 INVESTMENTS INC., PHH
MORTGAGE SERVICES, PRIME
24 RECON LLC, and DOES 1-100
25 inclusive

26 Defendants.
27
28

Case No.: 5:25-cv-00339-JGB-DTB

**DEFENDANT PHH MORTGAGE
CORPORATION’S REQUEST
FOR JUDICIAL NOTICE IN
SUPPORT OF ITS MOTION TO
DISMISS; DECLARATION OF
NEIL J. COOPER**

Hearing –

Date: March 24, 2025

Time: 9:00 a.m.

Judge: Hon. Jesus G. Bernal

Place: Courtroom 1

George E. Brown, Jr. Federal
Building and U.S. Courthouse
3470 Twelfth St.
Riverside, CA 92501

1 Pursuant to Rule 201 of the Federal Rules of Evidence, defendant PHH
2 Mortgage Corporation respectfully requests that the Court take judicial notice of
3 the following matters in ruling on its concurrently filed Motion to Dismiss.
4

5 **FACT JUDICIALLY NOTICEABLE MATTER**

6 1 Kevin Walker is not an attorney licensed to practice in California or the
7 United States District Court for the Central District of California. A
8 true and correct copy of the California State Bar attorney search for
9 Mr. Walker is attached hereto as Exhibit 1.

10 2 Donnabelle Mortel is not an attorney licensed to practice in California
11 or the United States District Court for the Central District of California.
12 A true and correct copy of the California State Bar attorney search for
13 Ms. Mortel is attached hereto as Exhibit 2.


14 Additionally, attorneys who have been admitted to practice in the United States
15 District Court for the Central District of California can be looked up through the
16 attorney admissions search, [https://www.cacd.uscourts.gov/attorneys/admissions/
17 attorney-admissions-search](https://www.cacd.uscourts.gov/attorneys/admissions/attorney-admissions-search). While it does not produce a “no results” page similar
18 to the California State Bar, neither Mr. Walker nor Ms. Mortel generate results.

19 That neither Mr. Walker nor Ms. Mortel is a licensed attorney can be
20 accurately and readily determined from sources whose accuracy cannot
21 reasonably be questioned. *See* Fed. R. Evid. 201(b)(2); *Davis v. Hollins Law*, 25
22 F.Supp.3d 1292, 1298 fn.5 (E.D. Cal. 2014) (judicial notice of dates of admission
23 to the California bar based on the State Bar of California's website); *Slotnick v.*
24 *I.C.Q. Search and Recovery*, Case No. 5:17-cv-02294-JGB-kk, 2018 WL
25 6258889, at *3 fn.1 (C.D. Cal. Nov. 1 2018) (judicial notice that person was not
26 admitted to the bar based on bar association website).
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Dated: February 21, 2025

HOUSER LLP

Bv: 
Eric D. Houser
Neil J. Cooper
Attorneys for Defendant
PHH MORTGAGE CORPORATION

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DECLARATION OF NEIL J. COOPER

I, Neil Cooper, declare as follows:

1. I am an attorney licensed to practice law in the State of California, the U.S. District Court for the Central District of California, and other courts, and am employed by the law firm of Houser LLP, counsel of record for defendant PHH Mortgage Corporation. I have personal knowledge of the facts set forth herein and if called as a witness could and would competently testify as to those facts.

2. On February 20, 2025, I search for [1] first name “Kevin” and last name “Walker” and [2] first name “Donnabelle” and last name “Mortel” through the California State Bar’s website for attorney searches, <https://apps.calbar.ca.gov/attorney/LicenseeSearch/QuickSearch?FreeText=>, which did not produce any results for the persons purporting to represent the plaintiffs in this matter. A true and correct copy of the results page for Kevin Walker is attached hereto as Exhibit 1. A true and correct copy of the results page for Donnabelle Mortel is attached hereto as Exhibit 2.

3. On February 20, 2025, I also search for [1] first name “Kevin” and last name “Walker” and [2] first name “Donnabelle” and last name “Mortel” through the United States District Court for the Central District of California’s website for attorney admission searches, <https://www.cacd.uscourts.gov/attorneys/admissions/attorney-admissions-search>, and neither produced a result.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on February 20, 2025, at Irvine, California.



NEIL COOPER

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PROOF OF SERVICE

I am employed in the County of Orange, State of California. I am over the age of 18 and not a party to the within action. My business address is 9970 Research Drive, Irvine, CA 92618.

On February 21, 2025 I served the following document(s) described as follows:

DEFENDANT PHH MORTGAGE CORPORATION’S REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF ITS MOTION TO DISMISS; DECLARATION OF NEIL J. COOPER

On the following interested parties in this action:

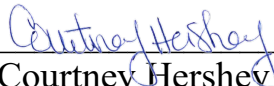
SEE ATTACHED SERVICE LIST

FIRST CLASS MAIL—By placing a true copy thereof enclosed in a sealed envelope(s) addressed as attached, and placing each for collection and mailing on the date following ordinary business practices. I am readily familiar with my firm’s business practice and collection and processing of mail with the United States Postal Service and correspondence placed for collection and mailing would be deposited with the United States Postal Service at Irvine, California, with postage thereon fully prepaid that same day in the ordinary course of business.

ELECTRONIC MAIL—By transmitting the document by electronic mail to the electronic mail address as stated on the service list.

I declare under penalty of perjury, under the laws of the United States that the foregoing is true and correct.

Executed on February 21, 2025 at Irvine, California.



Courtney Hershey

SERVICE LIST

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Donnabelle Mortel Estate
30650 Rancho California Road
No. 406-251
Temecula, CA 92591
team@walkernovagroup.com

Plaintiff
*SERVED BY MAIL & E-MAIL

Kevin Walker Estate
30650 Rancho California
Road No. 406-251
Temecula, CA 92591
team@walkernovagroup.com

Plaintiff
*SERVED BY MAIL & E-MAIL

Kevin Walker IRR Trust
30650 Rancho California Road
No. 406-251
Temecula, CA 92591
team@walkernovagroup.com

Plaintiff
*SERVED BY MAIL & E-MAIL

WG Express Trust
30650 Rancho California Road
No. 406-251
Temecula, CA 92591
team@walkernovagroup.com

Plaintiff
*SERVED BY MAIL & E-MAIL

Daniel J. Foster
Suzanne M. Nicholson
WILKE FLEURY LLP
621 Capitol Mall, Suite 900
Sacramento, California 95814
E: dfoster@wilkefleury.com
E: snicholson@wilkefleury.com

Attorneys for Defendants, Jay
Promisco; Joseph Moran; Christian
Gault; Amir Sabet; Amanda Coffrini,
John Goulding; Brian Mcginley;
Virginia Erbes; Corey Moore; Drew
Fuerstenberger; James E. Coffrini;
Sierra Pacific Mortgage Company, Inc.;
and Greenhead Investments, Inc.
*SERVED BY E-MAIL ONLY



The State Bar of California

Attorney Search

Your search for *Walker, Kevin* returned 1 results.

Click any column heading to sort on that column. Hold shift and click multiple headings to sort on multiple columns.

Name	Status	Number	City	Admission Date
Walker, Kevin Philip	Active	317733	Walnut Creek	December 2017

Showing 1 to 1 of 1 entries

Previous

Next

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The State Bar of California

Attorney Search

Your search for *Donnabelle Mortel* returned no results.

Would you like to search for **names that sound like** *Donnabelle Mortel*?

NOTE: Due to technical limitations, this search cannot handle extended characters. Example: for Nuñez, please search Nunez.

For more search options, including the ability to search for **certified specialists** or other practice characteristics, try **Advanced Search**. You can also search for **Provisionally Licensed Lawyers**.

Notice of License Status Changes Dashboard

See **Notice of License Status Changes Dashboard** for disciplinary and administrative status changes for California attorneys.

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Search Tips

- Do not use nicknames. Use either a first initial or proper first name.

Sample Search Phrases

- J Smith
- Smith, J
- J D Smith
- John D Smith
- Smith, John D
- 123456

Responses, Replies and Other Motion Related Documents

[5:25-cv-00339-JGB-DTB Kevin](#)

[Walker Estate et al v. Jay](#)

[Promisco et al](#)

ACCO,
(DTBx),DISCOVERY,MJDAP_OUT

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

Notice of Electronic Filing

The following transaction was entered by Cooper, Neil on 2/21/2025 at 10:57 AM PST and filed on 2/21/2025

Case Name: Kevin Walker Estate et al v. Jay Promisco et al

Case Number: [5:25-cv-00339-JGB-DTB](#)

Filer: PHH Mortgage Services

Document Number: [12](#)

Docket Text:

REQUEST FOR JUDICIAL NOTICE re NOTICE OF MOTION AND MOTION to Dismiss Amended Complaint [11] filed by Defendant PHH Mortgage Services. (Attachments: # (1) EX 1 - Attorney Search (Kevin Walker), # (2) EX 2 - Attorney Search (Donnabelle Mortel))(Cooper, Neil)

5:25-cv-00339-JGB-DTB Notice has been electronically mailed to:

Neil Joseph Cooper ncooper@houser-law.com, chershey@houser-law.com

5:25-cv-00339-JGB-DTB Notice has been delivered by First Class U. S. Mail or by other means BY THE FILER to :

Donnabelle Mortel Estate
30650 Rancho California Road No. 406-251
Temecula, CA 92591

Kevin Walker Estate
30650 Rancho California Road No. 406-251
Temecula, CA 92591

Kevin Walker IRR Trust
30650 Rancho California Road No. 406-251
Temecula, CA 92591

WG Express Trust
30650 Rancho California Road No. 406-251
Temecula, CA 92591

The following document(s) are associated with this transaction:

Document description:Main Document

Original filename:C:\fakepath\Walker - RJN.pdf

Electronic document Stamp:

[STAMP cacdStamp_ID=1020290914 [Date=2/21/2025] [FileNumber=39561100-0] [122fc9779f9e588d2e3563c7be7edfab85f509a87b9882b133d24fd3db35ec3334f93ca3fda895cf63c8db5b67f783bebda1259285cc23e07996d23613c0bc13]]

Document description: EX 1 - Attorney Search (Kevin Walker)

Original filename:C:\fakepath\EX 1 - Attorney Search (Kevin Walker).pdf

Electronic document Stamp:

[STAMP cacdStamp_ID=1020290914 [Date=2/21/2025] [FileNumber=39561100-1] [340a85032e9633df2ddc5c7a2da67622c8a237415a66ccc60e804ceb9721ed1783fed0277f9f707af387867e554ec1b20f20529db7514e34e01cfb78afeb87bf]]

Document description: EX 2 - Attorney Search (Donnabelle Mortel)

Original filename:C:\fakepath\EX 2 - Attorney Search (Donnabelle Mortel).pdf

Electronic document Stamp:

[STAMP cacdStamp_ID=1020290914 [Date=2/21/2025] [FileNumber=39561100-2] [3a19d7eee5245fc2b451ff36ebf528cd9761debbde6e63d3cce6c713ea0e0b746c02ed8d1220b278cf5da22fd6121de7fd97d59446936fc286888fea8b2b5cad]]