

1 BARRY LEE O'CONNOR, ATTORNEY AT LAW, BAR #134549  
2 BARRY LEE O'CONNOR & ASSOCIATES  
3 A PROFESSIONAL LAW CORPORATION  
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7 SUPERIOR COURT OF CALIFORNIA  
8 COUNTY OF RIVERSIDE  
9 MENIFEE

10 MARINAJ PROPERTIES, LLC

Case No.: UDME2500465

11 Plaintiff

12 vs.


COMPLAINT FOR UNLAWFUL DETAINER  
AFTER FORECLOSURE  
[CCP SEC.1161A]  
DEMAND LESS THAN \$10,000.00

13 KEVIN WALKER, DONNABELLE MORTEL,  
14 DOES 1 TO 10 INCLUSIVE

15 Defendant

16 Plaintiff alleges:

17 1. Plaintiff is an individual, over the age of  
18 eighteen.

19 2. Plaintiff is informed and believes, and thereon  
20 alleges, that Defendants KEVIN WALKER, DONNABELLE MORTEL, DOES 1  
21 TO 10 INCLUSIVE, are individuals who reside at   
22 TEMECULA, CA 92591, County of Riverside, State of California, in  
23 this judicial district.

24 3. Plaintiff seeks to recover possession of the  
25 premises by this action.

26 4. The true names and capacities, whether individual,  
27 corporate, associate or otherwise of Defendants sued as Does 1  
28 through 10 are unknown to Plaintiff, who therefore sues said

1 Defendants by such fictitious names, and Plaintiff will amend  
2 this Complaint to show their true names and capacities when the  
3 same have been ascertained.

4           5.       On or about 12/27/24, a foreclosure sale was held  
5 and Plaintiff took title to the subject property at the  
6 foreclosure sale and received an executed Trustee's Deed upon  
7 Sale, which was recorded in the Official records in the office  
8 of the County Recorder of Riverside County, California. A true  
9 and correct copy of the Trustee's Deed Upon Sale is attached  
10 hereto as Exhibit "A" and is incorporated herein by reference.  
11

12           6.       On 02/08/25, A Three/Ninety Day Notice to Quit and  
13 Notice of Tenants Rights were served on Defendants, KEVIN  
14 WALKER, DONNABELLE MORTEL, DOES 1 TO 10 INCLUSIVE, for the  
15 period stated in the Notice has expired. A copy of the Notice is  
16 incorporated by reference and attached as Exhibit "B". A copy of  
17 the Proof of Service is incorporated by reference and attached  
18 as Exhibit "C".  
19

20           7.       Defendant's possession of the premises is without  
21 Plaintiff's consent and Plaintiff demands immediate possession  
22 of the premises.  
23


24           8.       The reasonable value of the use and occupancy of the  
25 premises is the sum of \$0.00 per day, and damages have accrued  
26 to Plaintiff at that rate since 02/13/25 and will continue to  
27 accrue at that rate so long as Defendants remain in possession  
28

1 of the premises. Plaintiff waives all damages in excess of  
2 \$25,000.00.

3 WHEREFORE, Plaintiff prays judgment for:

- 4 1. For restitution of the premises;  
5  
6 2. For the reasonable value of the use and  
7 occupancy of the premises in a sum according to proof,  
8 until the date that Judgment is entered;  
9  
10 3. For costs of suit; and  
11  
12 4. For such other and further relief as the court  
13 deems proper.

14 Dated: 02/21/25

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16 \_\_\_\_\_  
17 Barry Lee O'Connor, Esq.  
18 Attorney for Plaintiff  
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1 VERIFICATION

2 STATE OF CALIFORNIA

3 COUNTY OF RIVERSIDE

4 I, Barry Lee O'Connor, declare:

5 I am an attorney at law duly admitted and licensed to  
6 practice before all courts of this State and am the attorney of  
7 record for Plaintiff in the above-entitled matter.  
8


9 I have read the foregoing COMPLAINT FOR UNLAWFUL DETAINER  
10 and know the contents thereof.

11 The same is true of my own knowledge, except as to those  
12 matters which are therein stated on information and belief, and,  
13 as to those matters, I believe it to be true.  
14

15 I make this verification because the facts set forth in  
16 said COMPLAINT FOR UNLAWFUL DETAINER are within my knowledge. I  
17 further make this verification because the party I represent is  
18 absent from the county of the aforesaid where I have my office,  
19 and I make this verification for and on behalf of that party for  
20 that reason.  
21

22 I declare under penalty of perjury that the foregoing is  
23 true and correct.

24 Executed at Riverside, California, on 02/21/25.  
25

26   
27 \_\_\_\_\_  
28 Barry Lee O'Connor, Esq.  
Attorney for Plaintiff