

Corey Walker, *sui juris*  
Kevin Walker, *sui juris*  
C/o 30650 Rancho California Road # 406-251  
Temecula, California [92591]  
non-domestic *without* the United States  
Email: [team@walkernovagroup.com](mailto:team@walkernovagroup.com)

*Attorney(s)-In-Fact, Executor(s), and Fiduciaries for the*  
Secured Parties, *Real Parties In Interest*, and *Purported Defendants*.  
LWY RIDERS LLC, <sup>TM</sup>NEW BEGINNINGS© TRUST

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

**Kai Fan, an individual,**

*[Purported] Plaintiff,*

*vs.*

**LWY RIDERS LLC, a corporation, NEW  
BEGINNINGS TRUST, a trust,**  
*Defendant(s)/Real Party(ies) in  
Interest/Secured Party(ies)*

Case No.

(Formerly: Riverside County Superior Court  
– Unlawful Detainer Division, Case No.  
UDCO 2500416)

**NOTICE OF REMOVAL TO  
FEDERAL COURT**

**NOTICE OF REMOVAL TO FEDERAL COURT**

**(For Lack of Jurisdiction, Procedural Fraud, and Commercial Dishonor)**

**COMES NOW**, the Purported Defendants, **LWY RIDERS LLC** and **NEW BEGINNINGS TRUST** (hereinafter, “Defendants,” “Purported Defendants,” and/or “Real Parties in Interest”), by and through their duly appointed *Attorneys-in-Fact, Executors, Trustees, Fiduciaries, and Authorized Representatives*, by **Special Limited Appearance** (Not generally) and *without* waiver of any rights, immunities, or protections, and hereby assert their standing in accordance with the principles of **equity, trust law, the common law, and constitutionally guaranteed due process**, and hereby remove the above-entitled action from the **Superior Court of**

1 **California, County of Riverside**, Unlawful Detainer Division, to the **United States**  
2 **District Court for the Central District of California**, pursuant to **28 U.S.C. §§ 1441,**  
3 **1443, and 1446**, and state the following:

4 **I. GROUNDS FOR REMOVAL**

5 This action is removable under **28 U.S.C. § 1441** because it arises under **federal law**,  
6 including but not limited to:

- 7 • The **United States Constitution**,
- 8 • The **Uniform Commercial Code (UCC)**,
- 9 • **42 U.S.C. § 1983** (civil rights violations),
- 10 • **18 U.S.C. §§ 241 and 242** (conspiracy and deprivation of rights under color of law),
- 11 • and **18 U.S.C. §§ 1961–1968** (civil RICO statutes).

12 Defendants are asserting **federally protected rights** grounded in equity, private  
13 trust law, and secured commercial instruments. These rights are not being honored  
14 by the state court, resulting in ongoing irreparable harm and violations of  
15 constitutionally protected due process.

16 The state court proceeding was commenced:

- 17 • Without a **verified complaint**,
- 18 • Without **jurisdiction over the Real Parties in Interest**,
- 19 • Without **lawful service of process**,
- 20 • And in **clear violation of federal constitutional guarantees**, as well as  
21 contractual and commercial law.

22 Removal is also proper under **28 U.S.C. § 1443**, as Defendants are being denied the  
23 enforcement of federally protected rights in a state forum operating:

- 24 • **In bad faith**,
- 25 • **In procedural fraud**,
- 26 • **And as a railroad tribunal**.

27 **Tamara L. Wagner**, acting under the title of “Judge,” is in fact a **licensed California**  
28 **attorney (Bar No. 188613)** and **commissioner**, who is **not** a constitutionally

1 **appointed judge** and is **unlawfully practicing law from the bench** in violation of  
2 **Canon 3 of the Code of Judicial Conduct, Article III of the U.S. Constitution,** and  
3 federal statute.

4 The state court has failed or refused to:

- 5 • Acknowledge *unrebutted affidavits* filed under UCC §§ 3-505 and 3-603,
- 6 • Dismiss for lack of standing,
- 7 • Recognize *perfected commercial claims*,
- 8 • And has proceeded in **open dishonor** despite the absence of any verified  
9 injury or lawful party.

10 This case constitutes:

- 11 • **Judicial railroading,**
- 12 • **Commercial trespass,**
- 13 • **And a pattern of racketeering activity, actionable under civil RICO (18**  
14 **U.S.C. § 1962), based on the use of fraudulent legal instruments, false process,**  
15 **and conspiracy under color of law.**

16 This removal is **timely** under **28 U.S.C. § 1446(b)**, having been filed within **30 days**  
17 **of knowledge and notice of continued unlawful state court activity.**

## 18 **II. PROCEDURAL COMPLIANCE**

19 On or about **March 19, 2025**, Plaintiff(s) initiated a civil action in the **Superior Court**  
20 **of California, County of Riverside**, styled *Kai Fan v. New Beginnings Trust*, Case  
21 No. **UDCO 2500416**.

22 Pursuant to **28 U.S.C. § 1446(d)**, written notice of this removal will be promptly  
23 served upon all adverse parties and a copy will be filed with the **Clerk of the**  
24 **Superior Court of Riverside County.**

## 25 **REMOVAL EFFECTED BY OPERATION OF LAW**

26 This action is **removed by operation of law** pursuant to **28 U.S.C.**  
27 **§§ 1441, 1443, and 1446** upon the filing of this Notice with the  
28 **United States District Court. The state court is divested of all**

1 **jurisdiction**, and this Honorable Court is now vested with full  
2 subject-matter jurisdiction.

3 **RESERVATION OF RIGHTS**

4 Defendants expressly reserve the right to:

- 5 • Supplement or amend this Notice as additional facts emerge,
- 6 • Challenge **jurisdiction, venue, and process**,
- 7 • And assert full reserved rights under **UCC § 1-308**, the **common law**, and the  
8 **Constitution of the United States**.

9 All rights reserved, **nunc pro tunc, ab initio**.

10 //

11 **VERIFICATION:**

12 **Pursuant to 28 U.S.C. § 1746**

13 **BY AUTHORIZED REPRESENTATIVE WITH FIRSTHAND KNOWLEDGE**

14 I, Corey Walker, over the age of 18, competent to testify, and having **firsthand**  
15 **knowledge** of the facts stated herein, do hereby **declare, certify, verify, affirm, and**  
16 **state** under penalty of perjury under the laws of the **United States of America**, that  
17 the foregoing statements are **true, correct, and complete**, to the best of my  
18 **understanding, knowledge, and belief**, and made in **good faith**.

19 Executed, signed, and sealed this 24TH day of April in the year of Our Lord two  
20 thousand and twenty five, *without* the United States, **with all rights reserved and**  
21 **without prejudice**.

22 **All rights reserved without prejudice or recourse, UCC § 1-308, 3-402.**

23 By:   
24 Corey Walker, *Fiduciary, Authorized Representative, Executor*  
25

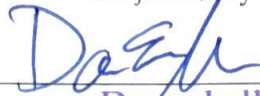
26 Let this document stand as truth before the Almighty Supreme Creator and let it be  
27 established before men according as the scriptures saith: *"But if they will not listen,*  
28 *take one or two others along, so that every matter may be established by the testimony of two*



1 or three witnesses." Matthew 18:16. "In the mouth of two or three witnesses, shall every  
2 word be established" 2 Corinthians 13:1.

3 Sui juris, By Special Limited Appearance,

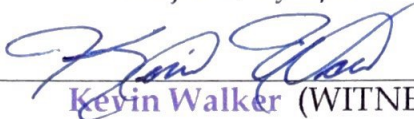
4 By:



5 **Donnabelle Mortel** (WITNESS)

6 Sui juris, By Special Limited Appearance,

7 By:



8 **Kevin Walker** (WITNESS)

9 //

## 10 **LIST OF EXHIBITS / EVIDENCE:**

- 11 1. **Exhibit A:** Affidavit: Power of 'Attorney-in-Fact'
- 12 2. **Exhibit B:** UCC1 filing #2024385942-1.
- 13 3. **Exhibit C:** UCC3 filing #2024425487-2.
- 14 4. **Exhibit D:** GRANT DEED recorded in Official Records County of Riverside,  
15 DOC #2024-0036701, APN: 270-400-037, File No.: 35198 CM, where the private  
16 trust property is titled to 'New Beginnings Trust, dated January 1, 2024'
- 17 5. **Exhibit E:** Affidavit and **Contract** and Security Agreement #RF775823194US.
- 18 6. **Exhibit F:** Affidavit and **Contract** and Security Agreement #RF775820683US.
- 19 7. **Exhibit G:** Affidavit and **Contract** and Security Agreement #RF775823163US.
- 20 8. **Exhibit H:** **Contract** and Security Agreement / **Affidavit Certificate** of Dishonor,  
21 Non-response, **DEFAULT**, JUDGEMENT, and LIEN AUTHORIZATION and  
22 **LIEN AUTHORIZATION**, #RF775824075US.
- 23 9. **Exhibit I:** Form 3811 corresponding to Exhibit L.
- 24 10. **Exhibit J:** Form 3811 corresponding to Exhibit N.
- 25 11. **Exhibit K:** Form 3811 corresponding to Exhibit P.
- 26 12. **Exhibit L:** Form 3811 corresponding to Exhibit R.
- 27 13. **Exhibit M:** Exhibit U: INVOICE/TRUE BILL #**ENHANKAIDISHONOR25**.
- 28 14. **Exhibit N:** Copy of **fraudulent, coercive, extortionate**, OFFER titled "THREE-

DAY NOTICE TO QUIT DUE TO FORECLOSURE"

15. **Exhibit O:** Defendants' VERIFIED Response and Demand for Dismissal of Fraudulent Unlawful Detainer AND SANCTIONS AGAINST PLAINTIFFS and Demand FOR CONSIDERED AND STIPULATED JUDGEMENT, and Demand FOR QUIET TITLE AND Demand for Summary Judgement in Favor of Defendants, as a matter of law (received by the Court on, April 7, 2025, by way or Registered Mail #RF775824570US).

16. **Exhibit P:** Form 3811 evidencing deliver of Exhibit O via (VERIFIED Response and Demand for Dismissal of Fraudulent Unlawful Detainer AND SANCTIONS AGAINST PLAINTIFFS and Demand FOR CONSIDERED AND STIPULATED JUDGEMENT, and Demand FOR QUIET TITLE AND Demand for Summary Judgement in Favor of Defendants, as a matter of law), via Registered Mail #RF775824570US.

17. **Exhibit Q:** California State Bar License Verification – Tamara Lucile Wagner (Bar No. 188613)

//

PROOF OF SERVICE

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF RIVERSIDE )

I competent, over the age of eighteen years, and not a party to the within action. My mailing address is the Walkernova Group, care of: 30650 Rancho California Road suite #406-251, Temecula, California [92591]. On April 24, 2025, I served the within documents:

1. NOTICE OF REMOVAL TO FEDERAL COURT.

2. Exhibits A through Q.

**By United States Mail.** I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below by placing the envelope for

1 collection and mailing, following our ordinary business practices. I am readily  
2 familiar with this business's practice for collecting and processing correspondence  
3 for mailing. On the same day that correspondence is placed for collection and  
4 mailing, it is deposited in the ordinary course of business with the United States  
5 Postal Service, in a sealed envelope with postage fully prepared. I am a resident or  
6 employed in the county where the mailing occurred. The envelope or package was  
7 placed in the mail in Riverside County, California, and sent via Registered Mail  
8 with a form 3811.

9 Clerk(s), Tamara L Wagner (#188613), Jason B Galkin, C Serrato, T Latham  
10 Kreuter,  
11 C/o CLERK OF COURT  
12 505 South Buena Vista,  
13 Corona, California [92882]  
14 **Registered Mail #[RF775825204US](#) with form 3811**

15 Kai: Fan  
16 C/o KAI FAN  
17 12220 Casper Court  
18 Rancho Cucamonga, California [91739]  
19 **Registered Mail #[RF775825218US](#) with form 3811**

20 Kai: Fan  
21 C/o KAI FAN  
22 3426 Vineland Avenue  
23 Baldwin Park, California [91706]  
24 **Registered Mail #[RF775825221US](#) with form 3811**

25 [Patricia Guerrero](#)  
26 C/o Judicial Council of California  
27 455 Gold Gate Avenue  
28 San Francisco, California [94102]  
**Registered Mail #[RF775825062US](#) with form 3811**

[Rob Bonta](#)  
C/o Office of the Attorney General  
1300 "I" Street  
Sacramento, California [95814-2919]  
**Registered Mail #[RF775825076US](#) with form 3811**

Pam Bondi  
C/o U.S. Department of Justice  
950 Pennsylvania Avenue, North West  
Washing, District of Colombia [20530]  
**Registered Mail #[RF775825080US](#) with form 3811**

**By Electronic Service.** Based on a court order and/or an agreement of the parties to accept service by electronic transmission, I caused the documents to be sent to the persons at the electronic notification addresses listed below.

Kai: Fan  
C/o KAI FAN  
3426 Vineland Avenue  
Baldwin Park, California [91706]  
[kevinyin520@gmail.com](mailto:kevinyin520@gmail.com)

Kai: Fan  
C/o KAI FAN  
12220 Casper Court  
Rancho Cucamonga, California [91739]  
[kevinyin520@gmail.com](mailto:kevinyin520@gmail.com)

Patricia Guerrero  
C/o Judicial Council of California  
455 Gold Gate Avenue  
San Francisco, California [94102]  
[judicialcouncil@jud.ca.gov](mailto:judicialcouncil@jud.ca.gov)

Rob Bonta  
C/o Office of the Attorney General  
1300 "I" Street  
Sacramento, California [95814-2919]  
[Police-Practices@doj.ca.gov](mailto:Police-Practices@doj.ca.gov)  
[PIU.PIU@doj.ca.gov](mailto:PIU.PIU@doj.ca.gov)

Pam Bondi  
C/o U.S. Department of Justice  
950 Pennsylvania Avenue, North West  
Washing, District of Colombia [20530]  
[crm.section@usdoj.gov](mailto:crm.section@usdoj.gov)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **April 24, 2025** in Riverside County, California.

/s/Donnabelle Mortel/  
Donnabelle Mortel

//

//

//



**NOTICE:**

Using a notary on this document does *not* constitute any adhesion, *nor does it alter my status in any manner*. The purpose for notary is verification and identification only and not for entrance into any foreign jurisdiction.

//

//

**ACKNOWLEDGEMENT:**

State of California )

) ss.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

County of Riverside )

On this 24th day of April, 2025, before me, Joyti Patel, a Notary Public, personally appeared Corey Walker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joyti Patel (Seal)

