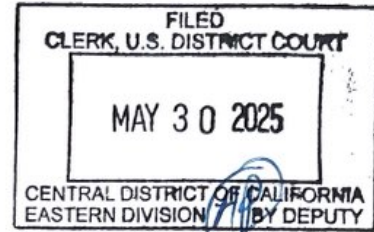


Kevin: Realworldfare, *sui juris, in propria persona*
Corey: Walker, *sui juris, in propria Persona*
C/o 30650 Rancho California Road # 406-251
Temecula, California [92591]
non-domestic without the United States
Email: team@walkernovagroup.com
(310) 923-8521



Plaintiffs, Real Parties in Interest, Injured Parties

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

Kevin: Realworldfare, Corey: Walker

Plaintiffs,

vs.

**Tamara Lucile Wagner, Kai Fan, DOES
1-10,**

Defendants.

EDCV 25 - 01330-KK/SHK

**VERIFIED EMERGENCY EX PARTE
APPLICATION FOR TEMPORARY
RESTRAINING ORDER (FED. R.
CIV. P. 65); DECLARATION OF
COREY: WALKER;
MEMORANDUM OF POINTS AND
AUTHORITIES**

[Filed concurrently with Verified Complaint,
Declaration of Irreparable Harm,
Memorandum of Points and Authorities,
Notice of Ex Parte Application, and Proposed
Order]

(SPECIAL LIMITED APPEARANCE — IN
EQUITY ONLY — EQUITY
JURISDICTION PRESERVED)

TO THE HONORABLE JUDGE OF THE UNITED STATES DISTRICT COURT:
Plaintiffs Kevin: Realworldfare and Corey: Walker, proceeding *sui juris, in propria*
persona, in private capacity, by *Special Limited Appearance* only, no generally, and
not pro se, respectfully apply to this Court for an **Emergency Ex Parte Temporary**
Restraining Order under **Federal Rule of Civil Procedure 65**, to immediately halt
enforcement of a void Writ of Possession and prevent unlawful lockout and

dispossession from real property located at **12232 Brianwood Drive, Riverside, California 92503.**

I. LEGAL BASIS

This request is made pursuant to **Fed. R. Civ. P. 65(b)**, which authorizes courts to issue temporary restraining orders where immediate and irreparable injury will result before the adverse party can be heard in opposition.

II. STATEMENT OF URGENCY AND IRREPARABLE HARM

As set forth in the **attached Declaration and Affidavit of Irreparable Harm**, Plaintiffs face an imminent lockout by the Riverside County Sheriff, based on a void ab initio Writ of Possession issued on **May 12, 2025** in Unlawful Detainer Case No. UDCO2500416. The writ was issued:

- While a **Quiet Title Action** (Case No. CVR12502206) is pending,
- After the trial court was **divested of jurisdiction** by a federal removal from April 28 to May 5, 2025,
- And despite un rebutted **verified affidavits, a recorded Grant Deed, UCC-1 filings**, and perfected legal interest.

Enforcement would cause **permanent loss of shelter**, destruction of trust-held property, mooted of federal and state claims, and denial of due process rights under the **U.S. Constitution (1st, 5th, 7th, and 14th Amendments)** and **California Constitution Article I, Section 7.**

III. SUMMARY OF CLAIMS

The accompanying **Verified Complaint** alleges:

- **Deprivation of rights under color of law** (42 U.S.C. § 1983)
- **Conspiracy to violate constitutional rights** (18 U.S.C. § 241)
- **Fraud, simulated legal process, and commercial enforcement without jurisdiction**
- **Pending quiet title and appellate proceedings** which challenge the legitimacy of the underlying deed and Writ of Possession.

IV. RELIEF REQUESTED

Plaintiffs respectfully request that this Court immediately:

1. **Stay enforcement of the May 12, 2025 Writ of Possession;**
2. **Enjoin the Riverside County Sheriff's Department, Kai Fan, Tamara Wagner, or any party acting in concert from executing any lockout or dispossession action at 12232 Brianwood Drive;**
3. **Preserve the status quo pending resolution of the federal claims, pending state court quiet title action, and appellate proceedings;**
4. **Order restoration of possession to the trust if any lockout has occurred;**
5. **Grant such further equitable relief as this Court deems just and necessary**

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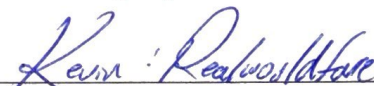
VERIFICATION:

Pursuant to 28 U.S.C. § 1746

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

Executed, signed, and sealed this 29th day of May in the year of Our Lord two thousand and twenty five, *without* the United States, **with all rights reserved and without recourse and without prejudice**.

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

By: 
Kevin: Realworldfare, Real Party In Interest,
Plaintiff, Secured Party


VERIFICATION:

Pursuant to 28 U.S.C. § 1746

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

Executed, signed, and sealed this 29th day of May in the year of Our Lord two thousand and twenty five, *without* the United States, **with all rights reserved and without recourse and without prejudice**.

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

By: 
Corey: Walker, Real Party In Interest,
Plaintiff, Secured Party

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**VERIFIED DECLARATION AND AFFIDAVIT OF IRREPARABLE
HARM IN SUPPORT OF EMERGENCY EX PARTE APPLICATION
FOR TEMPORARY RESTRAINING ORDER**

I, Corey: Walker, appearing by *Special Limited Appearance*, **not** generally, in **private capacity**, expressly **not** pro se, as the *Plaintiff, Real Party in Interest* and *Secured Party*, with **all rights reserved without prejudice**, waiving none, preserving **all** immunities, protections, and remedies, being over the age of 18, competent to testify, and having firsthand knowledge of the facts stated herein, do hereby declare, certify, verify, and affirm under penalty of perjury under the laws of the United States of America, that the following is true, correct, and complete to the best of my knowledge, belief, and understanding, and made in **good faith**:

1. Threat of Unlawful Dispossession:

A Writ of Possession was issued in Unlawful Detainer Case No. UDCO2500416 by Defendant **Tamara Lucile Wagner** on May 12, 2025. **This occurred after a federal Notice of Removal had divested the trial court of all jurisdiction from April 28, 2025, through May 5, 2025** – the date the court received notice of remand – *and* while a Quiet Title Action (**Case No. CVR12502206**), challenging the very deed at issue, had been pending since **May 6, 2025**. The trial court had no authority to act during the removal period and **lacked jurisdiction** to adjudicate possession while title was actively contested. The enforcement of this void writ by the Riverside County Sheriff's Department is now imminent and would forcibly remove **me, children, and other trust beneficiaries** from 12232 Brianwood Drive, Riverside, CA – property lawfully held by the NEW BEGINNING TRUST.

2. Constitutional Violations and Due Process Deprivation:

The issuance and attempted enforcement of the writ of possession constitute clear violations of the **Due Process Clause** of the **Fourteenth Amendment**, the **Takings Clause of the Fifth Amendment**, and **Article I, Section 7 of the California Constitution**. The court acted *without jurisdiction*, ignored

perfected security interests, verified affidavits, and a recorded grant deed — all while a legitimate quiet title action and a federal removal were in effect.

3. **Permanent and Irreparable Harm:**

If executed, the lockout will cause devastating and irreversible consequences, including:

- The immediate loss of lawful possession and peaceful habitation of private property, **rendering me and other beneficiaries homeless** and *without shelter*;
- The seizure, destruction, or displacement of irreplaceable private and personal property;
- The permanent frustration and mooted of constitutional challenges currently pending on appeal in Case No. UDCO2500416, as well as the unresolved adjudication of legal title in the active Quiet Title Action (Case No. CVRI2502206);
- **Severe psychological and emotional trauma**, compounded by the destruction of trust security, **disruption of fiduciary duties and responsibilities**, *and* the erosion of lawful standing for all beneficiaries and trustees.

This type of harm is not compensable by monetary damages and requires immediate equitable intervention

4. **No Adequate Remedy at Law:**

Monetary damages are **inadequate** to compensate for the loss of home, legal rights, and judicial access. Once dispossession occurs, restoration of the property becomes speculative, time-consuming, and uncertain. The injury is not merely economic — it is constitutional and structural, affecting both property rights and liberty interests.

5. **Pattern of Unlawful and Ultra Vires Conduct:**

Defendant Tamara Wagner proceeded despite knowing the court lacked

jurisdiction. She ignored un rebutted filings, perfected UCC security instruments, a recorded grant deed, and valid objections. Defendant Kai Fan, with actual and constructive notice of the quiet title and defaulted affidavits, colluded under color of law to dispossess Plaintiffs using commercial enforcement cloaked in judicial authority.

6. **Necessity of Immediate Federal Relief:**

The imminent threat of eviction and the continued enforcement of void legal instruments necessitate this Court's immediate intervention. Without a Temporary Restraining Order, the constitutional harms will be realized before this Court has the opportunity to review and rule on the substantive federal claims.

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VERIFICATION:

Pursuant to 28 U.S.C. § 1746

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

Executed, signed, and sealed this 29th day of May in the year of Our Lord two thousand and twenty five, *without* the United States, **with all rights reserved and without recourse and without prejudice**.

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

By: 
Corey: Walker, Real Party In Interest,
Plaintiff, Secured Party

1 **MEMORANDUM OF POINTS AND AUTHORITIES**
2 **IN SUPPORT OF EX PARTE APPLICATION FOR TEMPORARY**
3 **RESTRAINING ORDER**

4 **I. INTRODUCTION**

5 Petitioners respectfully submit this memorandum in support of their Ex Parte
6 Application for Temporary Restraining Order pursuant to **Federal Rule of Civil**
7 **Procedure 65(b)**. This urgent relief is required to prevent imminent and irreparable
8 harm from the unlawful enforcement of a void writ of possession, issued without
9 jurisdiction and based on a facially invalid deed, while a **Quiet Title Action (Case**
10 **No. CVRI2502206)** and **Notice of Appeal** are actively pending. Enforcement of this
11 writ will result in unconstitutional deprivation of property and due process rights.

12 **II. LEGAL STANDARD**

13 Under **Fed. R. Civ. P. 65(b)**, a court may issue a temporary restraining order where
14 immediate and irreparable injury will occur before the adverse party can be heard,
15 and the movant certifies efforts made to give notice.

16 To obtain a TRO, the movant must show:

- 17 1. A likelihood of success on the merits;
- 18 2. A likelihood of irreparable harm in the absence of relief;
- 19 3. That the balance of equities tips in the movant's favor; and
- 20 4. That the injunction is in the public interest. — *Winter v. Natural Resources*
21 *Defense Council, Inc.*, 555 U.S. 7 (2008).

22 **III. GROUNDS FOR RELIEF**

23 **A. Likelihood of Success on the Merits**

24 Petitioners assert valid constitutional claims under:

- 25 • **42 U.S.C. § 1983** (Deprivation of Rights),
- 26 • **42 U.S.C. § 1985** (Conspiracy),
- 27 • **18 U.S.C. § 242** (Deprivation under Color of Law),
- 28 • and related doctrines.

The writ of possession was issued initially on **May 1, 2025** then again on May 12, 2025 — **after** the court was divested of jurisdiction via **federal removal (April 28 to May 5, 2025)** *and* despite a pending **Quiet Title Action** filed **May 6, 2025**, challenging the **void ab initio** Trustee's Deed Upon Sale. These jurisdictional defects and verified filings were ignored, and the writ is **void ab initio** under both California *and* federal law.

See:

- *Steiner v. Thexton*, 48 Cal.4th 411, 429 (2010);
- *Asuncion v. Superior Court*, 108 Cal.App.3d 141, 145 (1980);
- *Fuentes v. Shevin*, 407 U.S. 67 (1972).

B. Irreparable Harm

If the TRO is not granted, Petitioners will be:

- Forcibly removed from trust-held property,
- Rendered homeless,
- Dispossessed of rights under active legal proceedings, and
- Stripped of due process and property without compensation — violating:
 - **Fourteenth Amendment** (Due Process),
 - **Fifth Amendment** (Takings Clause),
 - **First Amendment** (Right to petition),
 - **Seventh Amendment** (Jury trial for title),
 - **Cal. Const. Art. I, Sec. 7** (State due process).

This type of injury is **irreparable** as no monetary relief can restore possession, status quo, or constitutional standing.

C. Balance of Equities and Public Interest

The balance favors Petitioners, who seek only to preserve the status quo until lawful adjudication. Granting a TRO prevents unlawful dispossession and supports public confidence in judicial review and due process. Denial risks irreversible harm.

D. The Public Interest Supports Injunctive Relief

Federal courts are duty-bound to protect constitutional rights. Granting the requested TRO serves the public interest by:

- Ensuring no irreversible enforcement occurs under color of law while serious constitutional violations remain pending,
- Preserving the rule of law where courts must have jurisdiction to act,
- Preventing systemic abuse of judicial process, particularly where vulnerable trust beneficiaries face dispossession.

As reaffirmed in *Winter v. Natural Resources Defense Council, Inc.*, 555 U.S. 7 (2008), injunctive relief must serve the public interest. Preventing unlawful evictions and upholding due process meets that standard.

IV. CONCLUSION

Petitioners have demonstrated a strong likelihood of success and imminent, irreparable harm. The Court should issue a TRO to preserve the status quo and enjoin any enforcement of the void writ pending final adjudication in the Quiet Title Action and appeal.

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LIST OF EXHIBITS / EVIDENCE:

1. **Exhibit A:** Affidavit: Power of 'Attorney-in-Fact'
2. **Exhibit B:** UCC1 filing #2024385942-1.
3. **Exhibit C:** UCC3 filing #2024425487-2.
4. **Exhibit D:** GRANT DEED recorded in Official Records County of Riverside, DOC #2024-0036701, APN: 270-400-037, File No.: 35198 CM, where the private trust property is titled to 'New Beginnings Trust, dated January 1, 2024'
5. **Exhibit E:** Affidavit and **Contract** and Security Agreement #RF775823194US.
6. **Exhibit F:** Affidavit and **Contract** and Security Agreement #RF775820683US.
7. **Exhibit G:** Affidavit and **Contract** and Security Agreement #RF775823163US.
8. **Exhibit H:** **Contract** and Security Agreement / **Affidavit Certificate** of Dishonor, Non-response, **DEFAULT**, **JUDGEMENT**, and **LIEN AUTHORIZATION** and **LIEN AUTHORIZATION**, #RF775824075US.
9. **Exhibit I:** Form 3811 corresponding to Exhibit L.
10. **Exhibit J:** Form 3811 corresponding to Exhibit N.
11. **Exhibit K:** Form 3811 corresponding to Exhibit P.
12. **Exhibit L:** Form 3811 corresponding to Exhibit R.
13. **Exhibit M:** Exhibit U: INVOICE/TRUE BILL #ENHANKAIDISHONOR25.
14. **Exhibit N:** Copy of **fraudulent, coercive, extortionate**, OFFER titled "THREE-DAY NOTICE TO QUITE DUE TO FORECLOSURE"
7. **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**).
8. **Exhibit P:** Form 3811 evidencing deliver of **Exhibit O**.
9. **Exhibit Q:** California State Bar License Verification – Tamara Lucile Wagner (Bar No. 188613)

10. **Exhibit R:** Verified Complaint to Quiet Title (Case No. CVR12502206), filed **May 6, 2025**, in the Superior Court of California, County of Riverside, concerning real property located at 12232 Brianwood Drive, Riverside, CA (APN: 270-400-037)
11. **Exhibit S:** VERIFIED EMERGENCY NOTICE AND DEMAND FOR IMMEDIATE STAY OF **UNLAWFUL PROCEEDINGS**; NOTICE OF **JUDICIAL FRAUD AND RAILROADING**; AND DEMAND FOR ENFORCEMENT OF CONSIDERED AND UNDISPUTED SUMMARY JUDGMENT AS A *MATTER OF LAW*, filed April 24, 2025.
12. **Exhibit T:** Transcribed voicemail from court clerk “Christine,” dated April 28, 2025, confirming that the May 1, 2025, “prove-up hearing” would proceed at the direction of Defendant Tamara L. Wagner, despite the state court having been divested of jurisdiction by federal removal on April 28, 2025.
13. **Exhibit U:** Verified **Emergency** Motion AND DEMAND to Dismiss Unlawful Detainer for **Lack of Jurisdiction**, Stay Execution of Writ of Possession, and Request for **Temporary Restraining Order** Pending Resolution of Quiet Title Action (Case No. CVR12502206)
15. **Exhibit V:** Verified Notice of Appeal – Filed May 23, 2025
16. **Exhibit W:** Verified Notice of Stay – Filed May 23, 2025
17. **Exhibit X:** Verified Declaration of Corey: Walker in lieu of reporter’s transcript and in support of writ of supersedes, (Summarizing Proceedings, Court Rulings, and Motion to Dismiss and Stay in Trial Court).
18. **Exhibit Y:** VERIFIED EMERGENCY EX PARTE MOTION AND DEMAND TO STAY WRIT OF POSSESSION PENDING APPEAL and Resolution of Quiet Title Action (Case No. CVR12502206)
19. **Exhibit Z:** Trial court docket showing removal to federal court on April 28, 2025, and remand received on May 5, 2025.

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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 or about **May 29, 2025**, I served the within documents:

1. VERIFIED EMERGENCY EX PARTE APPLICATION FOR TEMPORARY RESTRAINING ORDER (FED. R. CIV. P. 65); DECLARATION OF COREY: WALKER; MEMORANDUM OF POINTS AND AUTHORITIES

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

Tamara-Lucile: Wagner (#188613)
C/o TAMARA WAGNER
505 South Buena Vista,
Corona, California [92882]
Registered Mail #RF77582555US with form 3811

Kai: Fan
C/o KAI FAN
3426 Vineland Avenue
Baldwin Park, California [91706]
Registered Mail #RF775825969US 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

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **May 29, 2025** in Riverside County, California.

/s/Chris Yarbra/
Chris Yarbra

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NOTICE:

Using a notary on this document does ***not*** constitute joinder adhesion, or consent to any foreign jurisdiction, ***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.

County of Riverside)

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.

On this 29th day of May, 2025, before me, Natalie Romero, 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 _____ (Seal)

