

Appendix A

DC COURT OF APPEALS



Gayle George

Appellant

v

US Bank as legal title trustee for Truman
2016 SC6 Title Trust

Appellee

Case: #24-cv-01188

Petition for Judicial Review

Clerk of the Court

Received 02/13/2025 12:08 PM

Resubmitted 02/13/2025 01:45 PM

Resubmitted 02/13/2025 02:29 PM

Resubmitted 02/13/2025 05:49 PM

PETITION FOR JUDICIAL REVIEW

COMES NOW, Gayle George, "Appellant" with this § 2-510 petition for judicial review.

Pursuant to DC Code § 2-509. Contested Cases. "(e) Every decision and order adverse to a party to the case, rendered by the Mayor or an agency in a contested case, shall be in writing and shall be accompanied by findings of fact and conclusions of law. The findings of fact shall consist of a concise statement of the conclusions upon each contested issue of fact. Findings of fact and conclusions of law shall be supported by and in accordance with the reliable, probative, and substantial evidence. A copy of the decision and order and accompanying findings and conclusions shall be given by the Mayor or the agency, as the case may be, to each party or to his attorney of record."

On January 15th, 2025, Appellant received notice by mail of an "ex parte proof hearing" which was allegedly conducted before an unnamed judge in the Superior Court of the District of Columbia finding in favor of Appellee, a bank whose alleged interest in private, non-commercial, non-industrial, non-agricultural property stands in violation of the federal banking regulations¹ by which it is governed. With no corresponding docket entry, any reasonable observer may conclude that alleged counsel for the Appellee, who has never produced proof of the authorities by which it was allegedly retained to litigate on behalf of the nation's fifth largest bank, was the only party privy to the unscheduled "hearing" which allegedly rendered a new "judicial" decision in its favor.

¹ 12 U.S.C. 632, the National Bank Act of 1864, which is 12 U.S.C. 1 et seq. the Home Owners' Loan Act of 1933, which is 12 U.S.C. 1461 et seq. and title 12 of the Code of Federal Regulations, "Banks and Banking" (12 CFR 1-199)

Upon further investigation, the court reporter confirmed that there was no record of any “ex-partes proof hearing” described in the clearly fraudulent notice. For this reason, no transcript of the proceedings could be generated. Despite this fact, the Superior Court of the District of Columbia issued a writ of restitution for possession of Appellant’s home on the same date this fraudulent notice indicated the unlawful hearing never actually took place.

Deputy Clerk of the DC Court of Appeals, Jason LeVey, rejected Appellant’s Petition for Judicial Review three times between January 19-30, 2025. The first time was through the court clerk whose submission instructions changed after LaVey rejected the filing. The second rejection was when LaVey advised Appellant that the Superior Court of the District of Columbia is not an agency of the District of Columbia and therefore the court’s decisions were not subject to judicial review. The Inspector General of the District of Columbia lists the Superior Court of the District of Columbia as an agency of the DC Government. The third rejection was because Appellant’s consolidated appeals were placed on the summary calendar in November.

Appellant presents the following enumerated errors for judicial review:

ENUMERATED ERRORS FOR THE COURT’S REVIEW

1. An unannounced ex-partes “proof hearing” allegedly held before an unidentified judge in the Superior Court of the District of Columbia absent findings of fact and conclusions of law for the court’s decision to hold such a clandestine hearing, render an adverse decision in this manner, or provide any evidence of the “proof duly presented” directly violates DC Code § 2-509 for Contested Cases, canons of judicial conduct, and the oaths taken by each of its judicial officers and public servants sworn to act in good faith and with clean hands.
2. A fraudulent writ of restitution issued the same day the ex-partes proof hearing that never took place evidencing a criminal conspiracy on the DC Superior Court docket.

3. Pursuant to the District of Columbia Self-Government and Governmental Reorganization (Home Rule) Act of 1973, Congress retains ultimate legislative authority over the District of Columbia under Article 1, Section 8 of the US Constitution wherein the enumerated powers of Congress limit congressional jurisdiction to commercial property, public lands owned and controlled by the United States of America, or private property condemned and seized by eminent domain with due process as just compensation paid in advance.
4. The Superior Court of the District of Columbia lacks subject matter jurisdiction to adjudicate private, non-commercial, non-industrial, non-agricultural, non-income producing property which the record clearly reflects never qualified under this congressional jurisdiction.
5. The Superior Court of the District of Columbia is restricted to adjudicating civil and other noncriminal matters and all cases arising under criminal laws applicable exclusively “in the District of Columbia” defined in § 47-2201. Definitions: (d) “In the District” and “within the District” mean within the exterior limits of the District of Columbia and include all territory within such limits **owned by the United States of America**. Thus, jurisdiction is territorial, not geographic,² and exclusive of non-commercial, private property.
6. McKenna presided over this action under misapplied estates-at-will codes from section § 42-522 in title 42 of the District's **commercial** Real Property title absent express contract, evidence of a lessee-lessor relationship, legitimate estate conveyance, or record that the property is or has ever been commercial, industrial, or agricultural in nature.
7. Transcript records reflect McKenna's testimony from the bench that she was not acting in a fiduciary capacity, as a judicial officer adjudicating the District's “estates-at-will” statutes.

² "As used in this title, the term 'territories' generally refers to the political subdivisions created by congress, and not within the boundaries of any of the several states." [86 Corpus Juris Secundum (C.J.S.), Territories, §1 (2003)]

8. Transcript records also reflect McKenna's testimony that the self-described debt collector attorneys who were never authorized to appear in this matter were not debt collectors.
9. Sworn fact-witness testimony from the detailed chain of title analysis entered into evidence indicates that all assignments, recordings, and conveyances by which Appellee claims possessory interest in the property were fraudulent and therefore unlawful, there is no enforceable obligation, and no "true sale" of the property ever took place.
10. Unauthorized attorneys also cited DC Code§ 42–3203. Tenancies-at-will under Chapter 32. Landlord and Tenant which falls under Subtitle VII. Rental Housing and Commercial Tenancy without any evidence of a rental housing designation or commercial tenancy.
11. McKenna granted a default judgment for possession absent any official designation of the property as a drug nuisance in violation of DC Code § 42–3605. Default Judgments.
12. The record is absent evidence that Appellant ever qualified as a legitimate party to an ultra vires legal action brought outside of this court's subject matter jurisdiction with any lawful obligation to comply or obey which could rightfully be sanctioned.
13. McKenna granted the judgment to Brandon Moultrie (INACTIVE #1046807) whose inactive bar license rendered him unauthorized to practice law or represent a corporation in the District of Columbia pursuant to DC Court of Appeals Rule 49 and Superior Court Rule 9.
14. Pursuant to DC Superior Court Rule 16. Execution, the judgment for possession, erroneously granted by default to counsel unauthorized to practice law or represent a corporation in the District of Columbia, expired by law in April of 2023.
15. McKenna subsequently approved a change in the case caption to facilitate the issuance of a writ of restitution based on unauthorized counsel's stated "belief" despite admitted evidence used to initiate the case which contradicts this subsequently claimed "belief."

16. Since DC Superior Court Rule 16 states (d)"No writ of restitution shall be issued later than 90 days after entry of judgment, the original writ expired by statute in April of 2023.
17. McKenna granted leave of court four times to allow a writ to issue on an expired judgment.
18. McKenna even did so after an automatic disqualification by law for demonstrating bias and inherent conflicts of interest with the litigating party of which the lower court was noticed.
19. Substitute counsel was allowed to appear in this matter without proof of the authorities by which it was allegedly delegated to litigate on behalf of US Bank's alleged title interest in private non commercial property as required by the Uniform Power of Attorney Act in Chapter 26 of the District code and ABA rules of professional conduct 1.16, 3.3, and 5.5.³
20. These disclosures are particularly important in matters allegedly involving national banking associations or bank holding companies' since the Code of Federal Regulations definitively limits the types of properties in which banks can take interest to commercial properties "necessary for the transaction of its business."⁴
21. The record is absent evidence that Relator's private, non-commercial, non-industrial, non-agricultural, non-income producing shelter of the last 18 years qualifies as such.
22. The Bank Holding Company Act of 1956 prohibits national banking associations from hiring state-licensed law firms or attorneys to act as debt collectors; assigning substitute trustees for conveyances, or using state law to enforce any perceived enforceable contract.⁵
23. US Bank's alleged interest in private, non-commercial property by attorneys with no proof of the delegated authorities could only be held in violation of federal banking regulations.⁶

³ 7 C.J.S. Attorney and Client § 62 (1937): An attorney may not even appear in a cause of action without some form of authority from the party on whose behalf he appears. *Lofberg v. Aetna Cas. & Sur. Co.*, 264 Cal. App. 2d 306, 308, 70 Cal. Rptr. 269, 270 (1968).

⁴ 12 CFR § 7.1024 - National bank or Federal savings association ownership of property.

⁵ The Bank Holding Company Act of 1956 gave the Federal Reserve broader regulatory powers over banks and holding companies.

⁶ 12 U.S.C.632, the National Bank Act of 1864, which is 12 U.S.C. 1 et seq. the Home Owners' Loan Act of 1933, which is 12 U.S.C. 1461 et seq. and title 12 of the Code of Federal Regulations, "Banks and Banking" (12 CFR 1-199).

24. DC Municipal Regulation 10-B2208 limits “Eviction” in the District of Columbia to (statutory) “Persons occupying any building or property owned by the District.”
25. Appellant noticed the court of her beneficial interests and superior equitable title to the private property accrued by its prescriptive use as her primary shelter for the last 18 years.
26. Appellant noticed the court of its duty as trustee to protect her beneficial interests as the sole benefactor and beneficiary in this matter pursuant to the Uniform Trust Code in Chapter 13 under Title 19 on Estates and Fiduciary Relations of the DC Code.
27. A void judgment which includes a judgment entered by a court which lacks jurisdiction over the parties or the subject matter, or lacks inherent power to enter the particular judgment, or an order procured by fraud, can be attacked at any time, in any court, either directly or collaterally, provided that the party is properly before the court, *Long v. Shorebank Development Corp.*, 182 F.3d 548 (C.A. 7 Ill. 1999).
28. As a provider of cash management, payment and card services to facilitate substantial DC government services and programs, the District of Columbia maintains significant fiscal ties to US Bank which might impact its courts’ ability to rule impartially.⁷ A truly impartial judiciary could never allow criminal violations of DC codes ⁸ punishable under title 22 on Criminal Offenses and Penalties for Chapter 32. Theft; Fraud; Stolen Property; Forgery and Extortion to prevail. At the federal level, grand theft larceny by false pretense, identity theft, misappropriation of property, securities fraud, tax evasion, and misprision of felony apply for every public servant, judicial officer, and clerk of court who facilitated unlawful proceedings for which Appellant is seeking judicial review. The court's obligation to rule

⁷ The District of Columbia received proceeds from a significant payout ordered by the CFPB for illegal conduct in the provision of those services just over a year ago.CFPB Orders U.S. Bank to Pay \$21 Million for Illegal Conduct.

⁸ § 22–1402. Recordation of deed, contract, or conveyance with intent to extort money; § 22–1403. False personation before court, officers, notaries.; § 22–2405. False statements.; and, § 22–3221. Fraud.

on facts and law would hinder the proliferation of fraud, waste, and abuse generated by hearsay, logical fallacy arguments, and misleading testimony from attorneys with no verified title interest or proven standing to even appear in these proceedings.

29. The law is well-settled that a void order or **judgement is void even before reversal**", VALLEY v. NORTHERN FIRE & MARINE INS. CO., 254 U.S. 348, 41 S. Ct. 116 (1920) "Courts are constituted by authority and they cannot go beyond that power delegated to them. **If they act beyond that authority, and** certainly in contravention of it, their **judgements and orders are regarded as nullities; they are not voidable**, but simply void, and this even prior to reversal." WILLIAMSON v. BERRY, 8 HOW. 945, 540 12 L. Ed. 1170, 1189 (1850). It has also been held that "It is not necessary to take any steps to have a void judgment reversed, vacated, or set aside, It may be impeached in any action direct or, collateral.' Holder v. Scott, 396 S.W.2d 906, (Tex.Civ.App., Texarkana, 1965, writ ref., n.r.e.). A court cannot confer jurisdiction where none existed and cannot make a void proceeding valid. It is clear and well established law that a void order can be challenged in any court", OLD WAYNE MUT. L. ASSOC. v. McDONOUGH, 204 U. S. 8, 27 S. Ct. 236 (1907). Judgment is a void judgment if court that rendered judgment lacked jurisdiction of the subject matter, or **of the parties, or acted in a manner inconsistent with due process**, **Fed. Rules Civ. Proc., Rule 60(b)(4),28 U.S.C.A., U.S.C.A. Const.**

CONCLUSION

WHEREAS, DC Code § 2-510 provides litigants in contested cases with the opportunity to seek a judicial review of adverse decisions made by any and especially when those decisions are made in violation of DC code, Appellant submits this petition for judicial review and requests the court apply appropriate sanctions and provide all other relief deemed just and proper.

VERIFIED STATEMENT IN SUPPORT OF PETITION

Petitioner, Gayle George, declares under penalty of perjury that the foregoing is true and correct. Executed in the District of Columbia on the 13th day of February 2025.

By: Gayle George
Gayle George

I, the undersigned, a Notary Public for the District of Columbia, hereby certify that Gayle George, personally known, acknowledged and sworn before me on this day that, being informed of the contents of this affidavit, executed the same voluntarily on this date.

Given by my hand and seal on this date:

February 13, 2025


Notary Public
District of Columbia

Appendix B



District of Columbia
Court of Appeals

Appellate E-Filing System
C-Track, the browser based CMS for Appellate Courts

Gayle George
Logo

Cases E-Filing Account

Find Case...

E-Filing

Draft Filings
Pending Filings
Rejected Filings
Approved Filings

Case Information: 24-CV-1188

Short Caption: GAYLE GEORGE V. U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST
Superior Court or Agency Case Number: 2022-LTB-002161

Classification: Appeals - Civil - Landlord And Tenant

Filed Date: 12/27/2024

Save as Draft

Submit to Court

Cancel

Edit E-Filing

Edit

Type: PETITION
Subtype: Petition For Initial Hearing En Banc
Filed on Behalf of: Gayle George
E-Filer Comments:

Submission Information

Confirmation No.: 79581
Submission Date/Time: 02/13/2025 5:49 PM
Rejected Date/Time: 02/14/2025 10:07 AM

Status: Rejected

Rejection Reason:

Other

Clerk's Comments: a judicial review can not be filed in a matter where a notice of appeal has already been established. lastly, judicial review motions are not recognized in our rules, and that 2-510 only relates to administrative proceedings. if you have further questions you may contact the office directly at 202-879-2700.

Edit Redaction Certification

Edit

Redaction Certification: Y

Documents

Add Document

Date	Document Name	Status	Comments	Edit	Remove
02/13/2025	PETITION - Petition For Initial Hearing En Banc	Pending Approval	**Pursuant to 2-510 of the DC Code, the petition for Judicial Review is not duplicative to an appeal because it is supposed to happen within 30 days and go to the attention of the Mayor. The DC Court of Appeals' repeated rejection of this filing for Judicial Review with no capacity to fulfill the law or provide clear directives rooted in law for how to provide the redress sought is a denial of due process and dereliction of its legal duty to redress grievances.** *The Petition for Judicial Review is recognized in the DC Code § 2-510 which directs petitioners to file the petition in the DC Court of Appeals. Please advise how the court's refusal to accept this filing reconciles this section of the DC Code. * The section of the DC Code under which this redress is sought requires the petition to be named as it is. Please provide the section or rule from which your suggestion draws or direct me the Appellate Court procedures for filing this Petition for Judicial Review.		



District of Columbia
Court of Appeals

Appellate E-Filing System

C-Track, the browser based CMS for Appellate Courts

Cases E-Filing Account

Gayle George



Logo

Find Case...

E-Filing

Draft Filings
Pending Filings
Rejected Filings
Approved Filings

Case Information: 23-CV-0625

Short Caption:

GAYLE GEORGE V. U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE
TRUST

Classification: Appeals - Civil - Landlord And
Tenant

Superior Court or Agency Case
Number:

2022-LTB-002161

Filed Date: 07/28/2023

Save as Draft

Submit to Court

Cancel

Edit E-Filing

Type: PETITION

Subtype: Petition For Initial Hearing En Banc

Filed on Behalf of: Gayle George

E-Filer Comments:

Submission Information

Confirmation No.: 79111

Submission Date/Time: 01/31/2025 8:42 PM

Rejected Date/Time: 02/03/2025 11:30 AM

Status: Rejected

Rejection Reason: Other

Clerk's Comments: Ms. George, this case was submitted to a merits panel on 11/24.

Edi

Edit Redaction Certification

Edi

Redaction Certification: Y

Documents

Add Document

Date	Document Name	Status	Comments
01/31/2025	PETITION - Petition For Initial Hearing En Banc	Pending Approval	The Inspector General lists the Superior Court as an agency of the Government of the District of Columbia as part of the Judicial Branch.

Edit

Remove

Service List

Edi

The following parties will be served electronically:

Matthew D. Cohen

N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	Fri 3/7
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/14/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/13/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/13/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/13/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/12/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/11/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	2/3/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/30/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/30/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/30/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/30/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/16/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/16/2025
N	noreply1@dcappeals....	D.C. Court of Appeals E-Filing Rejection Noti...	Inbox	1/13/2025

Appendix C

Case Style: U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE T VS. GEORGE, GAYLE

To: Gayle George

Case Number: 2022-LTB-002161

JUDGMENT

This action came before this Court for an Ex Parte Proof Hearing before Associate Judge Judge Landlord & Tenant. With proof being duly presented and the judge having rendered a decision it is on this the 3rd day of January, 2025.

ORDERED that a non-redeemable judgment for possession is entered in favor of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust C/O BWW Law Group, LLC and against Gayle George.



Clerk of the Superior Court

Seeking Review or Appeal

If a Magistrate Judge decides your matter, you have fourteen calendar days from the date that the judgment is entered to file a Motion for Judicial Review in your case. A party may not submit any new evidence with a Motion for Judicial Review. The Motion for Judicial Review of the Magistrate Judge's decision will be reviewed by an Associate Judge.

If an Associate Judge decides your matter or Motion for Judicial Review, you have thirty days from the date that the judgment or order is entered to file a Notice of Appeal with the Clerk of Superior Court's Office who will transmit the Notice of Appeal to the Court of Appeals.

From: Cary, Pamela L. Pamela.Cary@dccsystem.gov
Subject: RE; Remote Transcript Order
Date: January 24, 2025 at 1:00 PM
To: Gayle George gaylegeorgei@hotmail.com

Good afternoon, Ms. George. There was no ex parte hearing on 1/2/25. The last hearing was 12/13/2024.

Pam Cary

From: Gayle George <gaylegeorgei@hotmail.com>
Sent: Wednesday, January 22, 2025 3:38 PM
To: Cary, Pamela L. <Pamela.Cary@dccsystem.gov>
Subject: Fw: Remote Transcript Order

Sure thing Ms. Cary. Please see attached.

I am not sure why this message ended up in your junk folder. Do you think it was because of the ccs I added to the thread?

Gayle George

From: Gayle George <gaylegeorgei@hotmail.com>
Sent: Wednesday, January 22, 2025 10:34 AM
To: pamela.cary@dccsystem.gov <pamela.cary@dccsystem.gov>;
charlotte.mathes@dccsystem.gov <charlotte.mathes@dccsystem.gov>;
vickie.cunningham@dccsystem.gov <vickie.cunningham@dccsystem.gov>;
crrdcasemanagers@dccsystem.gov <crrdcasemanagers@dccsystem.gov>;
transcriptrecordsclerks@dccsystem.gov <transcriptrecordsclerks@dccsystem.gov>
Subject: Remote Transcript Order

Good morning Ms. Cary and Happy New Year!

I trust this message finds you well. Attached you will find a Motion for Appeal transcript form for proceedings that allegedly took place in the landlord tenant branch on January 3, 2025 according to the attached order. Please do not hesitate to let me know what more you need from me in order to fulfill this request. I look forward to hearing from you.

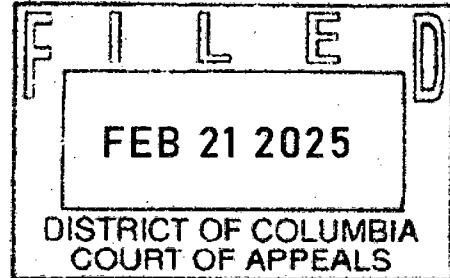
Best always,

Gayle George

Appendix D

District of Columbia
Court of Appeals

No. 24-CV-1188



GAYLE GEORGE,

Appellant,

v.

2022-LTB-002161

U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL TITLE
TRUSTEE FOR TRUMAN
2016 SC6 TITLE TRUST,

Appellee.

BEFORE: Easterly and Deahl, Associate Judges, and Ruiz, Senior Judge.

O R D E R

On consideration of appellant's motion to stay the trial court proceedings pending appeal, it is

ORDERED that appellant's motion to stay the trial court proceedings is denied. *See Barry v. Washington Post Co.*, 529 A.2d 319, 320-21 (D.C. 1987) ("To prevail on a motion for stay, a movant must show that he or she is likely to succeed on the merits, that irreparable injury will result if the stay is denied, that opposing parties will not be harmed by a stay, and that the public interest favors the granting of a stay.") (citing *In re Antioch Univ.*, 418 A.2d 105, 109 (D.C. 1980)).

PER CURIAM

Copies e-served to:

Honorable Juliet McKenna

Christine Johnson, Esquire

QMU – Civil Division

Gayle George

cml

Appendix E

**UNITED STATES DISTRICT AND BANKRUPTCY COURTS
FOR THE DISTRICT OF COLUMBIA**

GEORGE

Plaintiff(s)

Civil Action: 1:24-cv-01598

US BANK et al

Defendant(s)

BWW LAW GROUP

RE:

DEFAULT

It appearing that the above-named defendant(s) failed to plead or otherwise defend this action though duly served with summons and copy of the complaint on 9/25/2024, and an affidavit on behalf of the plaintiff having been filed, it is this 28 day of October, 2024 declared that defendant(s) is/are in default.

ANGELA D. CAESAR, Clerk

By:

/s/ Dwight Patterson
Deputy Clerk

**UNITED STATES DISTRICT AND BANKRUPTCY COURTS
FOR THE DISTRICT OF COLUMBIA**

GEORGE

Plaintiff(s)

Civil Action: 1:24-cv-01598

v.

US BANK et al

Defendant(s)

US BANK

RE:

DEFAULT

It appearing that the above-named defendant(s) failed to plead or otherwise defend this action though duly served with summons and copy of the complaint on 9/30/2024, and an affidavit on behalf of the plaintiff having been filed, it is this 28 day of October, 2024 declared that defendant(s) is/are in default.

ANGELA D. CAESAR, Clerk

By:

/s/ Dwight Patterson

Deputy Clerk