

Supplement 24250 Via Lenardo Yorba Linda Ca 92887

June 23, 2026

This property has a lot of potential. It is a diamond covered in rocks and dirt that needs a touch of kindness. By polishing this beauty, you will bring it to life.

The property continues to have Lis Pendency but now it is time to sell this property. This property will qualify for Cash or hard money only. Deciding on the route will save you time.

Because there is a Lis Pendency on title, Title to the property is not insurable with a transfer of ownership until it is resolved.

Trail is set for

Trail is set for November 14, 2026, in front of Jury.

The reason for Rescheduling

The reason for the rescheduling is due to the transfer of ownership from the Trust, which has followed the adequate steps by having the Co-Trustee approved the transfer. Having this transfer of ownership, the current title holder was added to the Lis Pendency.

There are 2 ways to get this property.

1. Wait until the Lis Pendency has been resolved or "Subject to The Lis Pendency has been resolved and eliminated from title"
OR
2. Go under contract with the property and prepay the Litigation process.

Choosing #2, an adequate percentage portion of title will be granted. There is risk, but it is minimal. Understanding the case will help you gain confidence.

List below is attached:

There were 2 cases on this property.

1. The Lis Pendency on Title of the property
2. Unlawful detainer, which is a **Success**. Court Ruled to remove the occupants that were claiming ownership. **(Completed)**

Here are the highlights of the Case in the Unlawful Detainer (Family member vacating the property):

The **dispute in this matter concerns whether plaintiff, Maria Perez**, trustee of the Juan Jose and Maria A. Perez Trust dated June 7, 2024, has the right to possession based upon defendants' contention that plaintiff executed a deed transferring her interest in the title to **defendant Kristopher R. Perez (Ex. J.)**

*(Below the court said **"undisputed"**. An undisputed fact is a statement or piece of evidence that all parties involved in a legal proceeding agree is true and accurate. **Because its truth is not contested**)*

It is **undisputed that a recorded deed** for the subject premises, 24250 Via Lenardo, Yorba Linda, California 92887, County of Orange (Property) **lists the Juan Jose and Maria A. Trust** dated June 7, 2004, as the owner of the Property. This ruling addresses the right to possession only and does not decide issues raised in the quiet title action between the parties more fully described below.

Here, **defendants presented evidence of an unrecorded grant deed allegedly signed by plaintiff** transferring interest in the property as in individual and not on behalf of the trust, **to defendant Kristopher Perez, plaintiff's grandson** (Ex. J); **that deed is undated, contains a notary stamp with a 2014 date but is unsigned by the notary** (*ibid*); testimony of a handwriting expert who opined that the signature of the grantor on that deed is probably (more likely than not) plaintiff's.

However, the evidence presented by defendants raised more questions surrounding the deed than it answered, especially in the absence of any testimony by defendant Kristopher Perez. **As such, the Court finds that defendants did not establish a title defense** that would demonstrate a lack of a landlord-tenant relationship and that the issues/facts raised by defendants are complex issues of title that are properly before the Court in the unlimited civil action.

Defendants acknowledge service of the 60-day Notice to Quit. **The Court finds plaintiff established a landlord-tenant relationship based upon a tenancy at will**, and **defendants did not establish any affirmative defenses.**

*(When a court states that a party **"did not establish an affirmative defense,"** it means the defendant failed to prove a specific legal reason that would excuse their alleged actions, even if the plaintiff's claims are true.)*

List below is attached:

Unlawful Detainer (**Successful**) the "Tenants at Will"

- Litigation Status Perez Trust (Pending) is currently set for Jury Trial commencing June 15, 2026

- Grant Deed. Plaintiff is claiming ownership rights with a “Defective Grant Deed” with the wrong Entity and the notary claimed his book was stolen at the “Deposition meeting”. This will be provided at negotiation point.
- Preliminary report will be provided.
- Meeting with the attorney

Winning the case, the court will rule a success on the Defendant side.

Below is the breakdown of the deal

Full understand the sale by proceeding; by paying the attorney and trial fees. Once court has approved the defendant side, Title to the property will be considered transferrable. I will provide full details and the documents of this case to provide confidence and assistance in having a meeting with the attorney.

Contract:

- Under RPA Contract, Escrow and Title.
- Buyer to reinstate the mortgage loan (if necessary), pay the attorney fees and trial fees will be included in the sales price. *Example:* “Price minus the expenses” Not Price plus expenses.
- Seller will grant an adequate amount of equity of title as “Tenants in common”, a legal arrangement in which 2 parties jointly own the property.

Mortgage

- Reinstall the mortgage loan if needed. This amount will be used as part of the purchase price.
- Foreclosure Trust Deed Sale is scheduled for August 10, 2026.
- Paying the defaulted amount will bring the mortgage loan current.

Attorney and Trial

Buyer to pay for the Attorney fees and trial. A letter has been attached to the case. The Defendant has confidence in winning the case. This case started first by successfully winning the eviction of vacating the Tenant at Will from the property.

- A meeting will be set up to discuss and review the details of the case
- We have an Expert Witness with an impressive background.
- Expert Witness, has reviewed the case with confidence of winning due to the “Defective Grant Deed”

Expert Witness

An individual with specialized knowledge, training, or experience allowed to provide a professional opinion in a trial is called an “Expert Witness”. They help judges or juries understand complex technical, or specialized issues, with their testimony often termed “expert opinion” or “expert evidence”.

The Expert Witness that we have for this Case is a Senior Title Officer

A Title Officer in real estate and mortgage loans ensures legal, clear property ownership by researching public records, identifying Liens or encumbrances, and managing title insurance policies to protect buyers and lenders. They facilitate smooth transactions by clearing title issues, verifying property boundaries, and coordinating document signing and recording.

Option

Negotiation is always welcome.

Mortgage information Balance

Explanation of Payment Amount		
Principal		\$1,202.64
Interest		\$2,248.87
Escrow (Taxes and Insurance)		\$1,117.59
Regular Monthly Payment		\$4,569.10
Unpaid Late Charges		\$764.34
Other Charges and Fees		\$6,349.36
Charges / Fees this Period	\$128.01	
Past Unpaid Amount(s)		\$78,214.69
Unapplied Payment(s) ³		\$3,204.88
Total Payment Amount		\$86,692.61

Account Information	
Interest Bearing Principal	\$790,959.24
Deferred Principal	\$106,903.02
Outstanding Principal ¹	\$897,862.26
Interest Rate (Fixed)	3.500%
Prepayment Penalty	No

Transaction Activity (05/16/2026 to 06/12/2026)									
Date	Description	Principal Balance	Interest	Taxes & Insurance	Late Charges	Unapplied Balance	Other Fees	Expenses Pd by Servicer	Total ¹
05/16	BEG BALANCE	\$897,862.26	\$38,757.71	\$15,950.79	\$764.34	(\$3,204.88)	\$185.30	\$6,136.05	\$956,451.57
05/27	DELQ TAXES	0.00	0.00	642.75	0.00	0.00	0.00	0.00	642.75
05/29	FC ATTY FEES	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
05/29	FC COSTS	0.00	0.00	0.00	0.00	0.00	0.00	27.44	27.44
06/01	FC ATTY FEES	0.00	0.00	0.00	0.00	0.00	0.00	(100.00)	(100.00)
06/11	INTEREST ON ADV	0.00	0.00	0.00	0.00	0.00	0.57	0.00	0.57
06/12	ENDING BALANCE	\$897,862.26	\$38,757.71	\$16,593.54	\$764.34	(\$3,204.88)	\$185.87	\$6,163.49	\$957,122.33

Attorney and Trial fees

\$50,000 - \$60,000

Any questions, please email with questions or to coordinate a phone call meeting.

Like a team!



Greg Velasco

Realtor

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