

# Supplement 24250 Via Lenardo Yorba Linda Ca 92887

February 21, 2026

This property has a lot of potential. It is considered a covered in rocks diamond stuck in dirt that needs a touch of kindness by polishing this beauty 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 only for the moment if paid in full.

## *List below is attached:*

- Unlawful Detainer (**Successful**) the “Tenants at Will”
- Litigation Status Perez Trust (Pending) Mandatory Settlement Conference on April 17, 2026. If the matter is not resolved at or before that time, the case 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.
- Mortgage statement will be provided.
- Preliminary report will be provided.

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

## Below is the breakdown of the deal

### *Contract:*

Under RPA Contract, Escrow and Title.

Buyer to reinstate the loan, pay the attorney fees and trial fess will be included in the sales price.

### *Title Transfer information*

Title will be transferred if paid in full

Or

Partial of Title will be transferred by reinstating the past mortgage loan.

### *Mortgage*

Reinstate the mortgage loan. This amount will be used as part of the purchase price.

Trust Deed Sale is scheduled for March 9<sup>th</sup>, 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.

### Option

Negotiation is open

### *Summary to Disclaiming the terms and conditions:*

\$56,734 is the estimated amount because it is 13 months passed due. **The loan will need to be reinstated.** Reinstatement amount has been requested. **Pending now**

\$30,000 Estimate with Attorney and Trial fess

\$927,863 +Fees (This amount includes the total balance. \*Subject to increase due to fees.)

### Mortgage information Balance

\$4,682.00 The current monthly mortgage payments are \$4,682 per month principal, interest, taxes and insurance.

\$56,734 13 months passed due

**\$897,863 Mortgage Balance (this includes the past due amount)**

+Current mortgage attorney Fees, due to Foreclosure (This will increase the amount) This has been ordered. Pending.

### Attorney and Trial fees

\$30,000 Attorney and Trial fess Estimate

### Combined

\$927,863 +Fees



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