

Subject: I'm trying to get access of these guys here, these files. I'm unable to.
From: Nuha Sayegh <nuha@recovery-compass.org>
To: Eric Jones <eric@recovery-compass.org>
Date Sent: Sunday, November 2, 2025 1:52:41 AM GMT-07:00
Date Received: Sunday, November 2, 2025 1:52:54 AM GMT-07:00

Subject: Fwd: 1226 SONOMA PROPERTY DOCUMENTS (SOLE AND SEPRATE PROPERTY)



Freddy Sayegh <Freddy@thefoxxfirm.com>

to Gilbert Quinones, Freddy Sayegh 



Oct 30, 2025, 12:12 PM (3 days ago)

Gilbert,

I'm sending the updated property packet for **1226 Sonoma Dr., Altadena**, including the Moore/Marsden apportionment, current FMV, and the recorded documents that establish my **sole and separate property** status from purchase through the most recent transfer.

1) Current FMV (today)

- **Zillow: \$1,225,100** (as of Oct 30, 2025)

2) Moore/Marsden (as of Oct 30, 2025)

- **Key assumptions:**
 - Date of marriage: **Dec 7, 2003**
 - Community principal paydown: **\$150,000**
 - Separate principal contributions for ratio: **\$230,000** (original \$80k down + remaining separate principal \$150k)
 - Ratio (community): **39.5%**
 - First-position loan balance at valuation: **\$212,681**
 - Father's lien: **\$460,000** at **4% simple interest** from **7/20/2012**, **no payments**, payoff **≈ \$704,493** (per-diem **≈ \$50.41/day**)
- **Results (cap applies):**
 - Net equity: **≈ \$307,926**
 - Community equity (capped at net): **≈ \$307,926**
 - Husband's separate equity (this asset under cap): **\$0**
 - Wife's ½ of community: **≈ \$153,963**

I've attached a one-page **Exhibit "A" — Moore/Marsden Apportionment (4% Simple Interest)** with all figures and footnotes for your review.

3) Chain of Title & Separate Property Evidence (attached)

These are the documents reflecting purchase as separate property and later instruments expressly confirming **"Married Man as His Sole and Separate Property,"** plus an interspousal transfer for belt-and-suspenders:

1. **10-13-1995 ORIGINAL DEED.pdf** — Original purchase deed (separate property at acquisition).
2. **12-13-2004 INTERSPOUSAL TRANSFER.pdf** — Interspousal transfer confirming title to **Fahed Sayegh, married man as his sole and separate property**.
3. **12-13-2004 REFINANCE 300K.pdf** — Refinance documentation (shows vesting at that time).
4. **12-23-2004 DEED OF TRUST.pdf** — DOT reflecting vesting language.
5. **11-30-2010 QUIT CLAIM DEED.pdf** — Further clarification of separate property vesting.
6. **07-07-2005 NOTICE OF DEFAULT.pdf** — Historical loan event (context to encumbrance timeline).
7. **12-14-2024 INTERSPOUSAL (notarized).pdf** — Interspousal transfer “just in case,” signed **Dec 14, 2024**: “**Fahed Sayegh, married man as his sole and separate property.**”
8. **02-07-2025 CORPORATE TRANSFER.pdf** — Corporate/loan transfer confirming vesting as “**Married Man as Sole and Separate Property.**”
9. **PROPERTY HISTORY 1226 SONOMA DRIVE.pdf** — Summary timeline of ownership/encumbrances.

(File names per my folder:)

- 2-7-25 CORPORATE TRANSFER.pdf
- 07-07-05 NOTICE OF DEFAULT.pdf
- 10 - 13 - 1995 ORIGINAL DEED.pdf
- 11-30-10 QUIT CLAIM DEED.pdf
- 12-13-04 INTERPOUSAL TRANSFER.pdf
- 12-13-04 REFINANCE 300K.pdf
- 12-23-04 DEED OF TRUST.pdf
- PROPERTY HISTORY 1226 SONOMA DRIVE.pdf

4) Father's Lien Evidence Plan

Because the promissory note burned in the Altadena fire, I will provide:

- **Father's sworn declaration**: principal **\$460,000, 4% simple**, start **7/20/2012, no payments**, still due; DOT recorded in 2012 secures the debt.
- **My declaration** corroborating the same terms and the fire loss of the original note.
- **Payoff calculation** (included in Exhibit A).
- Any secondary corroboration (emails, bank records of advances, tax treatment) we can locate.

5) Requested Guidance

- Do you want to **swap Zillow with an appraisal** or AVM for the FMV used in the brief?
- Any edits to **Exhibit A** before we file/serve?
- Preferred placement of the **interspousal transfer(s)** and vesting language in our separate-property argument (opening declaration vs. RJN vs. exhibit to property brief).

- Do you want me to obtain a **title profile / property detail** from a title company to bundle a clean chain-of-title summary?
- Should we **notice** the court now that Moore/Marsden is capped by current net equity (and therefore there's **no separate equity slice** left in this asset under present numbers), or hold that for hearing?

Attachments

- **Exhibit A — Moore/Marsden (4% Simple Interest)** — one page PDF
- The eight recorded/vesting/history PDFs listed above

Please let me know any changes you want to the exhibit or if you'd like me to line up an appraiser and a title profile.

2 Attachments • Scanned by Gmail



Subject: Re: I'm trying to get access of these guys here, these files. I'm unable to.

From: Eric B Jones <eric@recovery-compass.org>

To: Nuha Sayegh <nuha@recovery-compass.org>

Date Sent: Sunday, November 2, 2025 1:07:02 AM GMT-08:00

Date Received: Sunday, November 2, 2025 1:07:02 AM GMT-08:00

hey when i try to view the attachments in this email it asks me to request permission to view. Is that request going to you or would it go to Barney?

Subject: Re: I'm trying to get access of these guys here, these files. I'm unable to.
From: Nuha Sayegh <nuha@recovery-compass.org>
To: Eric B Jones <eric@recovery-compass.org>
Date Sent: Sunday, November 2, 2025 1:08:11 AM GMT-08:00
Date Received: Sunday, November 2, 2025 1:08:24 AM GMT-08:00

No, don't request. It's going to Barney.

Subject: Re: I'm trying to get access of these guys here, these files. I'm unable to.

From: Eric B Jones <eric@recovery-compass.org>

To: Nuha Sayegh <nuha@recovery-compass.org>

Date Sent: Sunday, November 2, 2025 1:10:57 AM GMT-08:00

Date Received: Sunday, November 2, 2025 1:10:57 AM GMT-08:00

check chat!