

---

**Subject:** Fwd: REAL ESTATE RETAINER  
**From:** Nuha Sayegh <nuha@recovery-compass.org>  
**To:** Eric Jones <eric@recovery-compass.org>, Nuha Sayegh <nuha@recovery-compass.org>  
**Date Sent:** Sunday, November 2, 2025 1:22:55 AM GMT-07:00  
**Date Received:** Sunday, November 2, 2025 1:23:02 AM GMT-07:00

Begin forwarded message:

From: Patrina Hayes <[patrinah3189@yahoo.com](mailto:patrinah3189@yahoo.com)>

Subject: Re: REAL ESTATE RETAINER

Date: May 22, 2023 at 11:19:18 AM PDT

To: Freddy Sayegh <[Freddy@thefoxxfirm.com](mailto:Freddy@thefoxxfirm.com)>

It is unclear where the loan proceeds were used—whether they were used to purchase the property from a trust or for property improvements.

We purchased the home from his STEPMOTHER.

It was her house.

None of the proceeds from the house was used to purchase or repair the house.

Sent from Yahoo Mail for iPhone [https://mail.onelink.me/107872968?pid=nativeplacement&c=Global\\_Acquisition\\_YMktg\\_315\\_Internal\\_EmailSignature&af\\_sub1=Acquisition&af\\_sub2=Global\\_YMktg&af\\_sub3=&af\\_sub4=100000604&af](https://mail.onelink.me/107872968?pid=nativeplacement&c=Global_Acquisition_YMktg_315_Internal_EmailSignature&af_sub1=Acquisition&af_sub2=Global_YMktg&af_sub3=&af_sub4=100000604&af)

On Thursday, May 18, 2023, 4:37 PM, Freddy Sayegh <[Freddy@thefoxxfirm.com](mailto:Freddy@thefoxxfirm.com)> wrote:

Please see the following information and attachments.

Property Information:

Address: 2033 E Oris St., Compton, CA 90222

Owners: Patrina Hayes & Willie G Frazier II

Ownership Transfer: It appears that the property was transferred from the Frazier Trust, specifically from Willie's side.

Vesting: The property is held in Joint Tenancy. It is generally beneficial for both parties involved in Joint Tenancy to come to mutually agreeable terms. Otherwise, if no agreement is reached, the court may order a partition, which would require selling the property and incurring court fees.

Loan Information:

A loan of \$338,000 was taken out on March 2, 2021.

It is unclear where the loan proceeds were used—whether they were used to purchase the property from a trust or for property improvements.

Liens and Violations:

There are no other liens on the property, nor are there any code violations, HERO liens, PACE liens, or Solar liens.

Capital Gains Tax:

Since the property has been owner-occupied for over two years, the owners should not have to pay any capital gains tax when selling the property. Please note that tax laws can change over time, so it's always recommended to consult with a tax professional for the most up-to-date information regarding capital gains tax.

See attached Current Market Analysis and Property Profile

· Current value based on what I see that sold from the MLS is approx. \$485,000- \$520,000. Depending on the condition of the property and upgrades.

· When evaluating the Comparative Market Analysis (CMA), it's important to consider that the sales price heavily relies on the prices of SOLD homes, while the prices of Active/Pending properties have a lighter impact. Additionally, there are other factors that can affect pricing, such as the presence of a new roof, kitchen upgrades, flooring improvements, or a recent overall renovation of the entire home. To provide a more accurate estimate of the home's value, I would need to personally assess the property.

· Deed of Trust is in the first PDF

Freddy Sayegh, Esq.

**THE FOXX FIRM, INC.**

407 East Woodbury

Pasadena, California 91001

O/310-877-5033

F/310-895-1180

[www.thefoxxfirm.com](http://www.thefoxxfirm.com)

---

**Subject:** Fwd: REAL ESTATE RETAINER  
**From:** Nuha Sayegh <nuha@recovery-compass.org>  
**To:** Eric Jones <eric@recovery-compass.org>, Nuha Sayegh <nuha@recovery-compass.org>  
**Date Sent:** Sunday, November 2, 2025 1:34:43 AM GMT-07:00  
**Date Received:** Sunday, November 2, 2025 1:34:54 AM GMT-07:00

Begin forwarded message:

From: Patrina Hayes <[patrinah3189@yahoo.com](mailto:patrinah3189@yahoo.com)>

Subject: Re: REAL ESTATE RETAINER

Date: May 22, 2023 at 11:19:18 AM PDT

To: Freddy Sayegh <[Freddy@thefoxxfirm.com](mailto:Freddy@thefoxxfirm.com)>

It is unclear where the loan proceeds were used—whether they were used to purchase the property from a trust or for property improvements.

We purchased the home from his STEPMOTHER.

It was her house.

None of the proceeds from the house was used to purchase or repair the house.

Sent from Yahoo Mail for iPhone [https://mail.onelink.me/107872968?pid=nativeplacement&c=Global\\_Acquisition\\_YMktg\\_315\\_Internal\\_EmailSignature&af\\_sub1=Acquisition&af\\_sub2=Global\\_YMktg&af\\_sub3=&af\\_sub4=100000604&af](https://mail.onelink.me/107872968?pid=nativeplacement&c=Global_Acquisition_YMktg_315_Internal_EmailSignature&af_sub1=Acquisition&af_sub2=Global_YMktg&af_sub3=&af_sub4=100000604&af)

On Thursday, May 18, 2023, 4:37 PM, Freddy Sayegh <[Freddy@thefoxxfirm.com](mailto:Freddy@thefoxxfirm.com)> wrote:

Please see the following information and attachments.

Property Information:

Address: 2033 E Oris St., Compton, CA 90222

Owners: Patrina Hayes & Willie G Frazier II

Ownership Transfer: It appears that the property was transferred from the Frazier Trust, specifically from Willie's side.

Vesting: The property is held in Joint Tenancy. It is generally beneficial for both parties involved in Joint Tenancy to come to mutually agreeable terms. Otherwise, if no agreement is reached, the court may order a partition, which would require selling the property and incurring court fees.

Loan Information:

A loan of \$338,000 was taken out on March 2, 2021.

It is unclear where the loan proceeds were used—whether they were used to purchase the property from a trust or for property improvements.

Liens and Violations:

There are no other liens on the property, nor are there any code violations, HERO liens, PACE liens, or Solar liens.

Capital Gains Tax:

Since the property has been owner-occupied for over two years, the owners should not have to pay any capital gains tax when selling the property. Please note that tax laws can change over time, so it's always recommended to consult with a tax professional for the most up-to-date information regarding capital gains tax.

See attached Current Market Analysis and Property Profile

· Current value based on what I see that sold from the MLS is approx. \$485,000- \$520,000. Depending on the condition of the property and upgrades.

· When evaluating the Comparative Market Analysis (CMA), it's important to consider that the sales price heavily relies on the prices of SOLD homes, while the prices of Active/Pending properties have a lighter impact. Additionally, there are other factors that can affect pricing, such as the presence of a new roof, kitchen upgrades, flooring improvements, or a recent overall renovation of the entire home. To provide a more accurate estimate of the home's value, I would need to personally assess the property.

· Deed of Trust is in the first PDF

Freddy Sayegh, Esq.

**THE FOXX FIRM, INC.**

407 East Woodbury

Pasadena, California 91001

O/310-877-5033

F/310-895-1180

[www.thefoxxfirm.com](http://www.thefoxxfirm.com)