

THE TITLE TRAP

VISUAL I7

24 source images. 16 comparisons.

A documented account from Romeo Belocura and Annie Rhea Augusto.

Selected source images, paired with context and corrections.

All 24 image files match preserved Dropbox content hashes.

Two incidental nonparty names are masked in display copies.

No claim of complete native-message authentication is made.

SELECTED EVIDENCE EDITION | SOURCE IMAGES ARE EXCERPTS

Reader copy. Archived exact originals are held separately.

Visual source index

Click a row to jump to the source page.

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VS01-01.png | VS01

Meong

It's because the house belongs to you but the business will be a corporation nato upat. Para klaro ang ownership and compensation. Naa pod na tax implications mao mas maayo naa jud accountant and contract para klaro

Para klaro from the start

Meong

Will know more after sa admin class

Ai

okie, yah i thnk mao na ang best thing to do.. pero i wont consider the house na it

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 59b69740831e7784723ed89e...

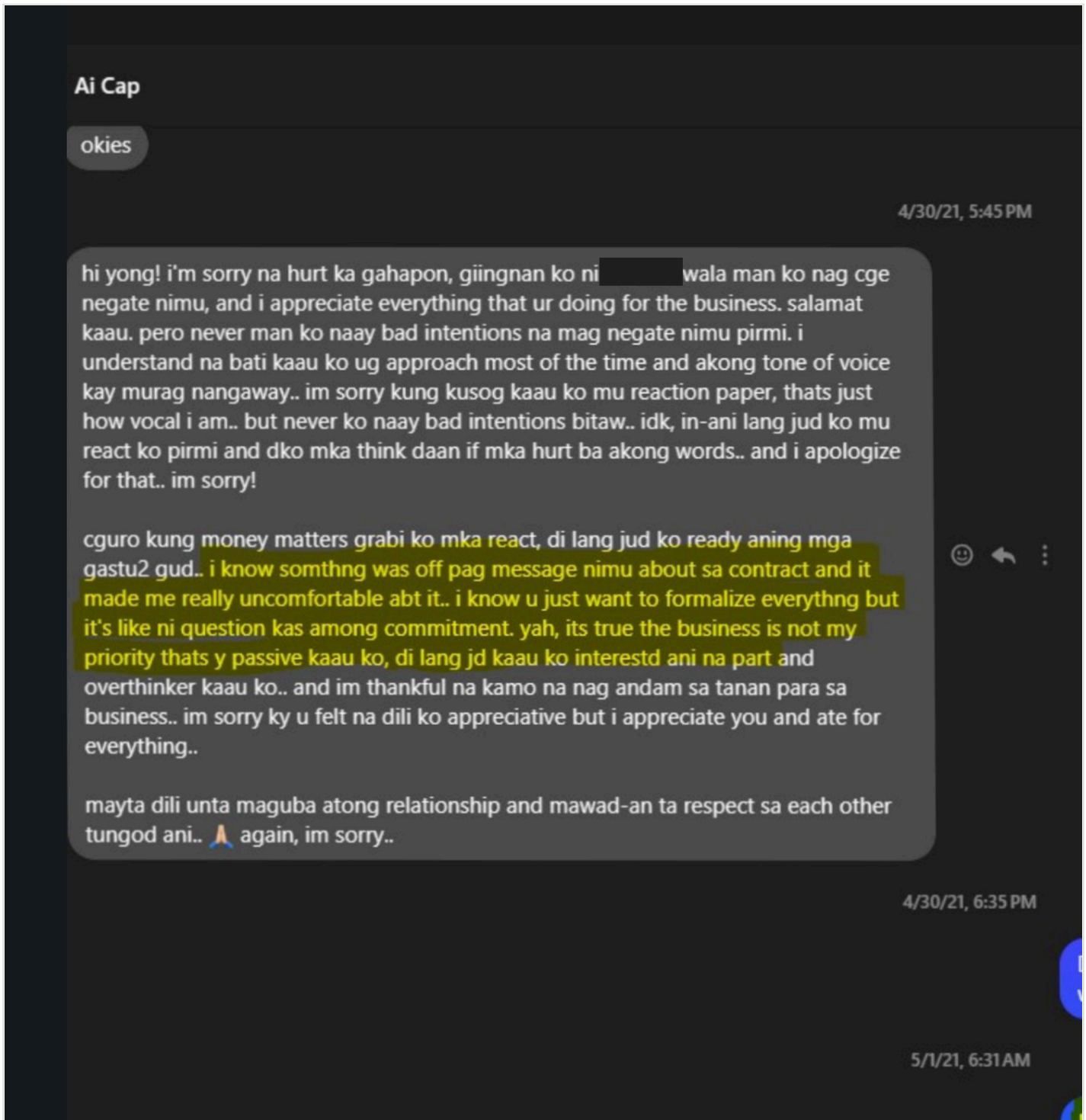
VS01-02.png | VS01

belongs to us, kanang nka name lang
cguro namo pero atoa ng upat oi..
inyuha baya ng kwarta downpaymnt
gud.. puhon kng nana halin, ipay off mu
anang downpaymnt aron equally fair na
sa atoa jud upat ang house..

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M3 display SHA256: 8abad1b6445e640a0adce15c...

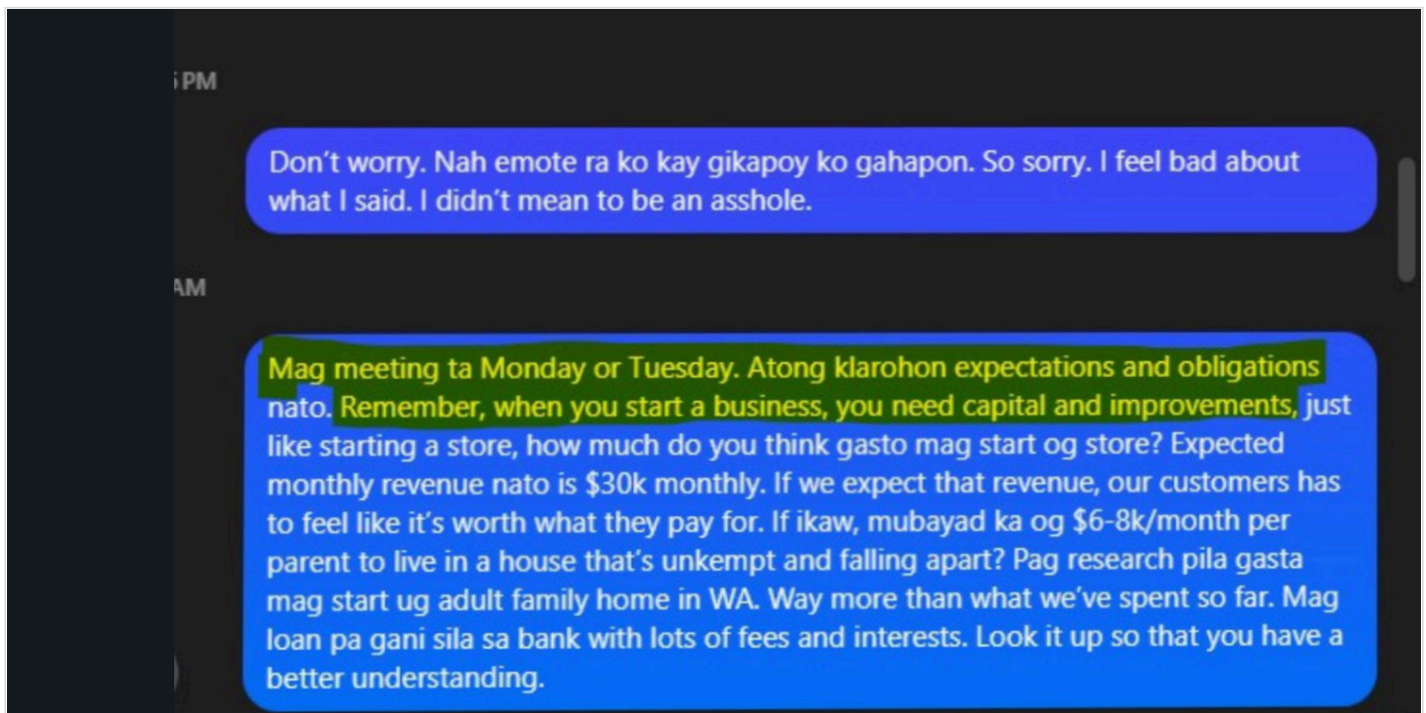
VS02-01.png | VS02



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M3 display SHA256: 15a2990ef4cda834c8a58025...

VS02-02.png | VS02



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M3 display SHA256: ab4a2d6971e27c715e79063b...

VS03-01.png | VS03

Aileen Capinpin

Quitclaim deeds don't affect the names on a mortgage, so the grantor's mortgage responsibilities remain the same.

mao na xa mao to na di mi sugot..

That's fine. We will take that off your hands para ma wala njud na sa inyung name.

Mao no ang reason Ai why we wanted to have a contract from the start.

1 Reply

It is true, the business entity is separate from the house.

All of that home equity nga ganahan ninyo i-pull out, I...

2 Replies

Aileen Capinpin

d man sad na ninyu makuha na haus without our help yong, ithnk that counts too.. kng nag huna2 mo sa future, kami sad oi! mao btaw wala mi nisugot paliton na ninyu 4 yrs ago.. ky we know musak equity maaou nlng pang retiremnt.. nastoryaan again last year, and sunday kadlawn, and ni ok nas [REDACTED] ato na na minusan sa inyu nagasto tanan2 nha pa tungaan..

then today malimtan na pd ky lagi kamonag renovate etc etc na wala man mi namugos ninyu na irenovate na.. watever u did for the house it benefited ur business not us..

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M3 display SHA256: 8268ed0e450785f3dd8cce0e...

VS04-01.png | VS04

Romeo Belocura

So the increase in value of the property because of the renovation will not benefit you?

[1 Reply](#)

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M3 display SHA256: 4e00b4209fa7730c6481b0de...

VS04-02.png | VS04

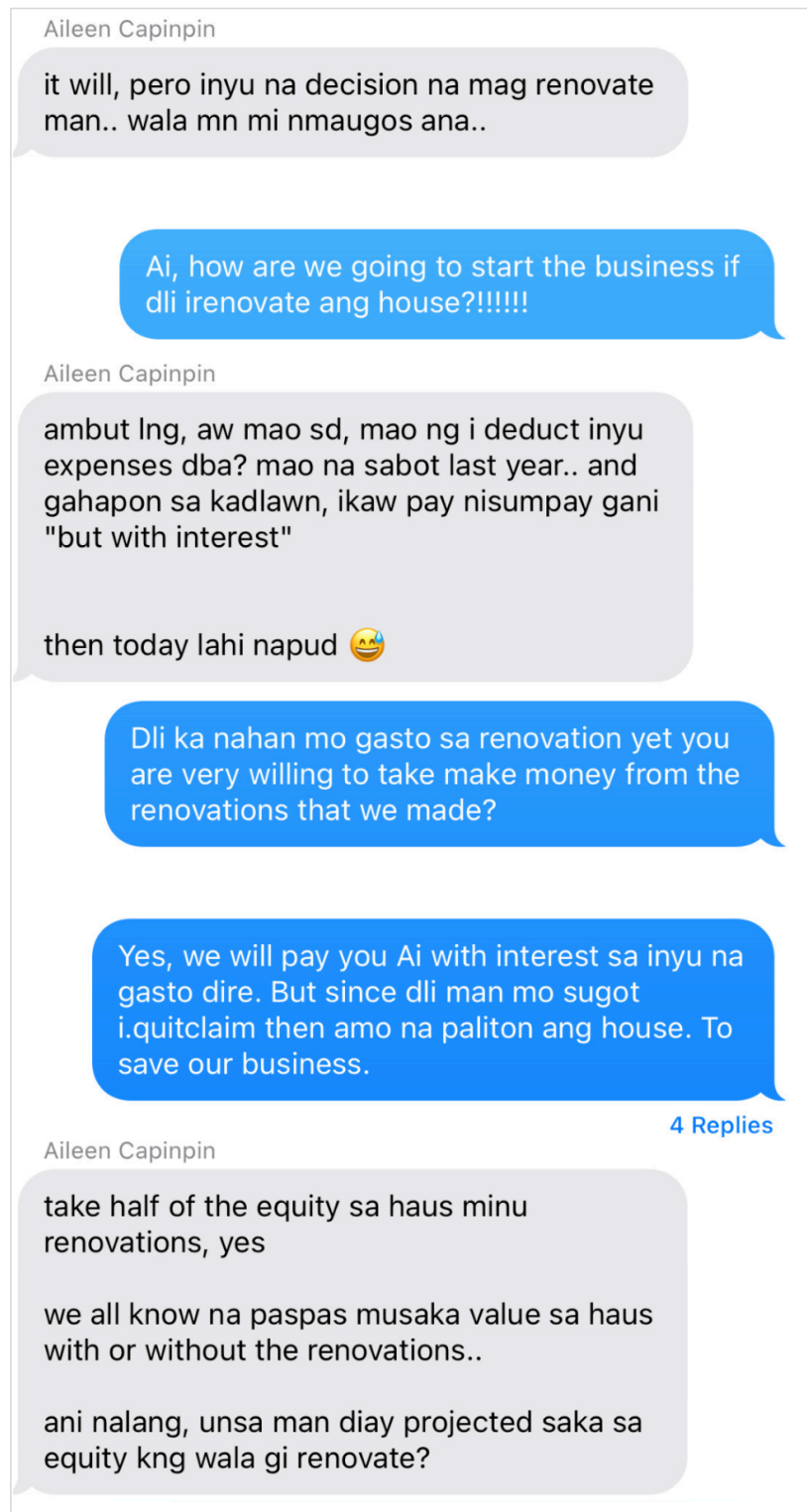
Aileen Capinpin

it will, pero inyu na decision na mag renovate man.. wala mn mi nmaugos ana..

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M3 display SHA256: 727e76139cb2e6c7517cb19e...

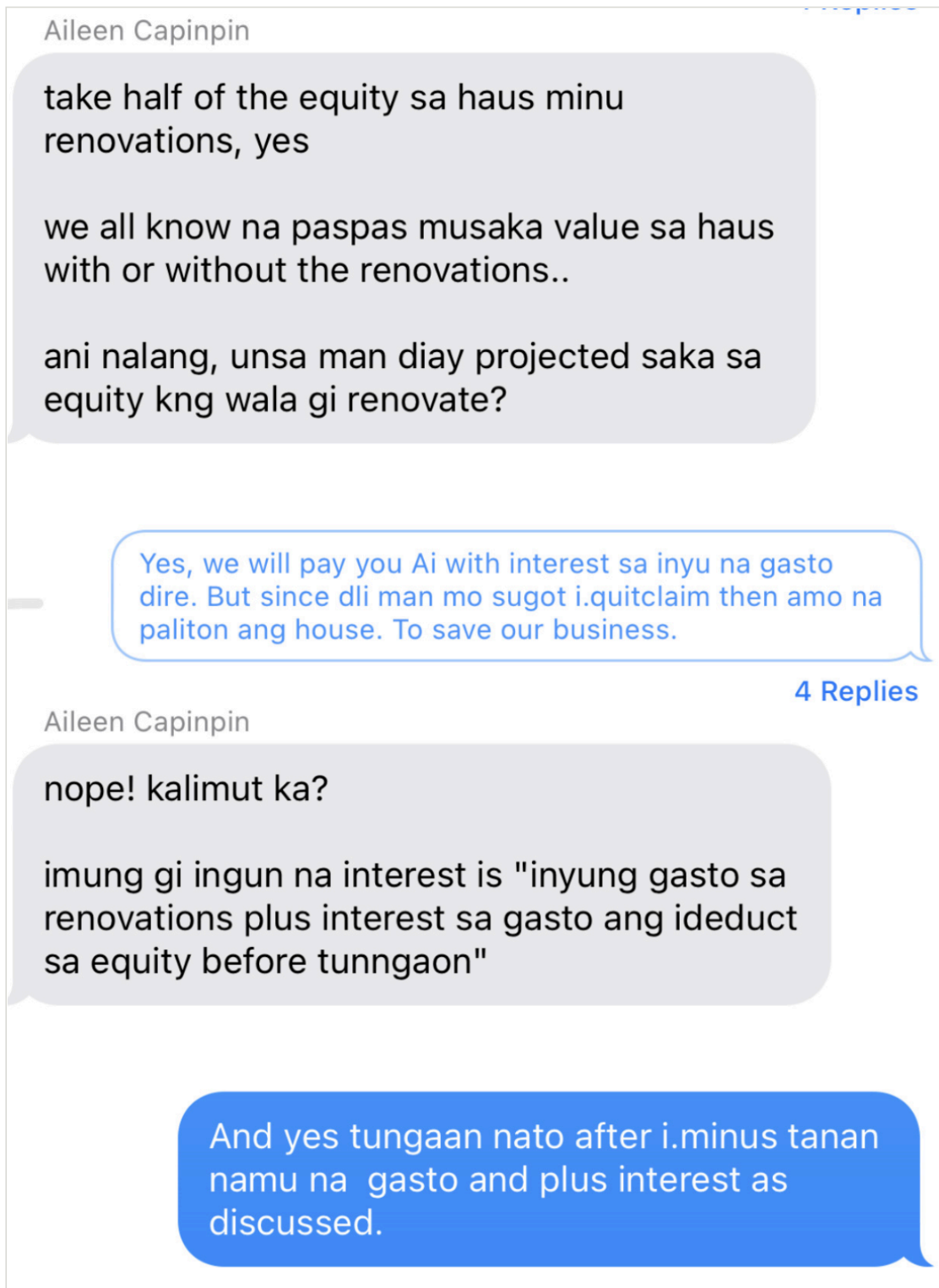
VS05-01.png | VS05



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M3 display SHA256: b15c25e21766ef019e53f263...

VS05-02.png | VS05



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M3 display SHA256: 1a1c1350c4aad6001ff34f65...

VS06-01.png | VS06

also, since nana namo 3 pts, pwede
nata start 1k per month as per contract
last yr? 😊

Meong

I've spent hours on the phone, chat and
email trying to get it. We can start the
\$1000 in January x 60 months. It will be
added to the rent. So \$4600 na. I will
make an addendum



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M3_display_SHA256: 669b1ae94109e5a458867fba...

VS07-01.png | VS07

Lease Amendment

This Lease Amendment is hereby made and entered into by and between Jun Christopher Capinpin ("Landlord") and the following tenants (the "Tenant") (collectively the "Parties") on January 31, 2023:

ABC Elder Care Inc DBA Silver Creek Adult Family Home

BACKGROUND:

Landlord and Tenant have previously entered into a Lease Agreement ("the Lease") dated September 01, 2021 whereby ABC Elder Care Inc DBA Silver Creek Adult Family Home leased from Jun Christopher Capinpin located in 1130 11th St SW, Puyallup, Pierce County, Washington 98371, more specifically described in the Lease; and The Lease was recorded in Pierce County, Washington. Landlord and Tenant desire to amend the Lease as described in this agreement.

AGREED TERMS:

For and in consideration of the mutual covenants and promises in this agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Landlord and Tenant both acknowledge and agree that the Lease is currently in effect and that neither party is in breach or default of the Lease.
2. Landlord and Tenant amend the Lease as follows:

Provision on Page 1 titled LEASE PAYMENTS will now state: "Tenant shall pay to the Landlord monthly installments of \$4,600, payable in advance on the 1st day of each month, but no later than the 10th. Lease payments shall be made to the Landlord at [REDACTED]. The payment address may be changed from time to time by the Landlord.

3. Except as specifically amended above, the original terms and provisions of the Lease remain in full force and effect, and both Landlord and Tenant affirm and consent to the Lease, as amended in this agreement, and agree to be bound accordingly.
4. This Lease Amendment can be recorded at the discretion of the Parties, or the Parties can prepare a short form memorandum of this Lease Amendment which can be properly executed and recorded in the Register's Office for Pierce, Washington.
5. All of the terms, covenants and conditions of the Lease as amended to date shall continue in full force and effect, and the same are reaffirmed, remade and rewritten, except to the extent that any such terms, covenants or conditions have been nullified or conflict or are inconsistent with the terms of this Amendment to Lease, in which event the terms of this Amendment to Lease shall, in all respects, govern and prevail.
6. This Amendment to Lease shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. No reference in the preceding sentence to assigns shall be deemed to authorize any assignment or other transfer, in whole or in part, of the interest of Tenant in violation of any of the provisions of the Lease.

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VS08-01.png | VS08

Export page 139 - payment description

10/2/2024 11:19:55 AM

Aileen Capinpin

unsa na na payment yong

10/2/2024 11:20:01 AM

Rent

10/2/2024 11:20:52 AM

This is for easier bookkeeping of the business expenses

10/2/2024 11:20:58 AM

Aileen Capinpin

i thot u'r not renting na?

10/2/2024 11:21:26 AM

Will keep sending until the title is transferred

Export page 140 - immediate continuation

10/2/2024 11:22:10 AM

Aileen Capinpin

ok

10/2/2024 11:22:39 AM

Aileen Capinpin

ay sorry

10/2/2024 11:22:48 AM

Aileen Capinpin

bank acct nmbr nalang yong

F09: October 2, 2024: payment description, bookkeeping explanation, title endpoint, acknowledgment and routing follow-up. Two page excerpts are separately labeled. Private address/phone information masked; bank images excluded.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 58020ee996f6f61d32cb9b1f...

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[BACK TO INDEX](#)

VS09-01.png | VS09

JUN 26 AT 21:49

Ai

te ara, since na establish nana na inyuha ng house, then of course inyuha na ang downpayment and renovations na nka benefit ang inyu business so wala nami ana ok.. ang financial risk sad namo ky dba because of SC,

- conventional (higher interest rate) among pag buy sa cabin ky naa sa SC ang FHA loan (lower interest rate) so yes nag pay mi more sa mortgage..
- 2. approved for refinance na unta mi last year that would have made our interest rate for 6. something to 5. something and wouldv made our mortgage lesser, and skip mortgage for nov-dec'24 (8200\$)

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M3_display SHA256: 80beec3af33e47261263db2d...

VS09-02.png | VS09

we had our share of financial risks pd.. eventhough u thnk na it's "imaginary" underwriting stage na to and wouldv been approved if not for SC.. so pls stop saying na nawng mig kwarta.. naa pd mi dghan na loss na opportunities and so it would b unfair na ma loss pa jd among na spend na d kami nka pahimulos..

also, with SC in our name, our debt to income ration was very high so our interest rates when we got our cars, cabin etc, taas pud.. so yes, naa sd mi financial risk..

yes wala mo sa title ky the only

Ai

yes wala mo sa title kay quit claim ra man ang way ato dba..

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3_display SHA256: 6d0ebb81c1c6272eabae4d59...

VS10-01.png | VS10

JUN 30 AT 17:35

Ai

After consulting with our attorney, it was strongly advised that we have a legitimate and enforceable claim to equity from the final sale of the house. Our lawyer is fully aware of all the buyers' claims, including the \$40,000 initial downpayment, the additional \$100,000+ in renovations, and the \$1,000/month rental income. We understand that you believe we have already been compensated through the property itself. However, our attorney firmly disagrees.

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M3_display SHA256: 6f3ceec3c80088d98a6df47f...

VS10-02.png | VS10

The facts remain clear: we contributed a significant portion toward the original down payment and used our own credit and finances to secure the mortgage. These contributions establish our right to fair and proportionate compensation, compensation that has not been met.

That said, in the interest of resolving this matter and closing this chapter, we have chosen to amicably accept your offer, with one condition: the buyers will cover all fees related to the settlement, including legal fees, in the amount of \$3,000. For clarity and in alignment with your offer, we acknowledge that we will not receive any net profit from the transaction. If there are any remaining funds after settlement, they will be promptly refunded to you



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M3_display_SHA256: 54b4b1cd8f4c81fdc28b7a3c...

VS11-01.png | VS11

JUL 19 AT 00:19

Ai

d na nako prob kng dka mka
secure ug lender na mo approve
nimu.. ngano kaha dka ma
approve noh? also, dont blame
me kng ma destroy ang
livelihood nimu kay thats ur own
doing..

Aug 4, save the date

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 3bfb0e8bb28956f5f30cbe0d...

VS12-01.png | VS12

JUL 19 AT 00:35

↩ Ai replied to you

Unya kinsa kaha ang di
kapalit ug balay ug dili i-
contingent sa amoa? Di po...

" amoa? " inyuha diay ang silver
creek? delusional 🤔

gi max out nimu imung mga
utang, dghan kaau kag balay,
mao ng dka ma approve 🤔

mka buy mi house oi pero dili na
4.9% interest kng d mabaligya
ang silver creek.. so pls lang,
pangita na tawn mo ug lender na
mu approve ninyu asap ky d
gyud ni worth it sa akong time
and energy..

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 9e4a1417530a44f61013a9e0...

VS12-02.png | VS12

Save the date or what? You're all bark, no bite.

So are you going to sell the property in the open market if we don't close by 8/4/25? Stop beating around the bush? Or else what?

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3_display SHA256: 3cb7e19b648a7e09b0ef1239...

VS13-01.png | VS13

Re: Provide Proof



aileen grace augusto

To:

Cc: **Jun Christopher Capinpin**

Sunday, July 20, 09:37



You guys are desperate. Giving personal attacks instead of dealing with the actual issue. Again, find a lender who can approve you for ANOTHER business loan so you can secure OUR house the legal way by [August 4](#). That's the only extention we can provide.

Also, your actions will deeply impact your business, as an AFH provider, you shouldnt be dealing this problem like this. Dont blame us on the effects this will cause to your AFH - because that's what you're good at, blaming us with every failure, every loss, everything.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3_display_SHA256: b8b809e35eda4244da242f89...

VS13-02.png | VS13

legal way by [August 4](#). That's the only extention we can provide.

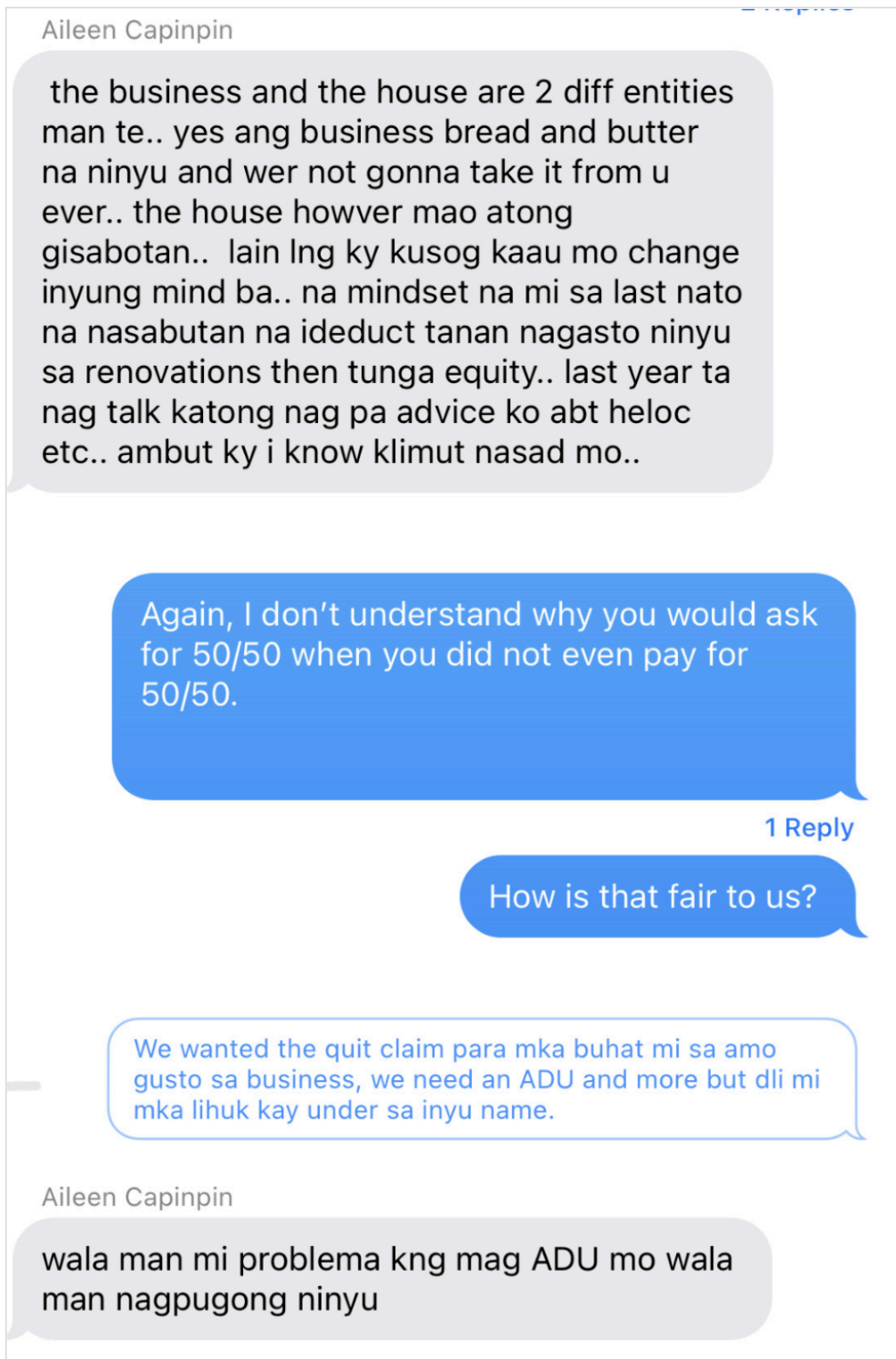
Also, your actions will deeply impact your business, as an AFH provider, you shouldnt be dealing this problem like this. Dont blame us on the effects this will cause to your AFH - because that's what you're good at, blaming us with every failure, every loss, everything.

Stop contacting us in ANY WAY if not for the purchase of OUR house, Silver Creek. If you continue to harrass us with emails like this, you will be blocked.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 03a0d6fb520ed609a5810161...

VS14-01.png | VS14



Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3_display SHA256: 3bd75c6617f2ae697e13b35f...

VS15-01.png | VS15

NT-01 | Apology and the immediately following qualification

10/1/2024 12:47:19 AM

Aileen Capinpin

Replying to you, 2024-10-01 00:46:14: « My name couldn't be in the title kay di ko ganahan mag away sila ni tita Cora and akong mama. Tita C... »

i see.. believe it or not this was not the reason na ako nahibaw an.. mao to freling entitled mi.. we were wrong romeo, so pls accept our apologies.. sorry

10/1/2024 12:48:21 AM

Aileen Capinpin

Replying to you, 2024-10-01 00:46:14: « My name couldn't be in the title kay di ko ganahan mag away sila ni tita Cora and akong mama. Tita C... »

saktu ka, d mi deserving.: pero nawal lng jd namo tong benefit ba na 0 downpaymnt perro ok ra ky u helped us financially mn pd sauna

Source: same export, p.124; both replies anchor to Romeo 00:46:14 explanation. Excerpt omits unrelated later discussion and preceding explanation, summarized above. Contact details removed.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: e376882cd9128357fb455452...

VS16-01.png | VS16

1	a. Adjudge ABC to be unlawfully detaining the Lease Premises;
2	b. Enter an order confirming forfeiture of the Lease and restoring the Lease Property
3	to Plaintiffs, and issuing a Writ of Restitution therefore, including instructions for the Sheriff to
4	break and enter the Leased Property, as necessary;
5	c. Determine the amounts owing under the Lease Agreement and Lease
6	Amendment, in the amount of \$23,406.60; plus additional rent payments and other charges
7	accruing thereafter pursuant to the Lease;
8	d. Determining damages for the unlawful detention of the Leased Premises,
9	including Plaintiff's consequential damages; and
10	e. Enter judgment against ABC for: (a) double the damages pursuant to RCW
11	59.12.170; (b) all other amounts found owing pursuant to the Lease Agreement and Amendment,
12	and at law; (c) Plaintiffs' reasonable attorneys fees and costs as allowed under the Lease
13	Agreement and at law; post-judgment interest at the maximum rate allowed by law; and
14	f. For such other and further relief as the Court may deem just and equitable.
15	DATED this 24 day of November 2025.
16	
17	

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 4776c669e508a1e273c0f112...