

 Ramsey County  
Property Records and Revenue

Taxpayer Services – Tax Forfeited Lands · PO Box 64097 · Saint Paul, MN 55164-0097

RECEIVED

MAR 28 2014

CITY CLERK

March 28, 2014

City of Saint Paul, City Council Research  
Attn: Marcia Moermond  
15 Kellogg Blvd W Suite 310  
Saint Paul, MN 55102

Re: Repurchase application relating to a tax-forfeited property at 432 Superior Street

Dear Marcia Moermond:

Enclosed please find a repurchase application received from CitiFinancial Services, Inc for the property located at 432 Superior Street. The property forfeited to the State of Minnesota on August 1, 2013 and is a vacant residential half-double dwelling. The mortgagee at the time of forfeiture, CitiFinancial Services, Inc. is the repurchase applicant. The owner at the time of forfeiture was Jacqueline Brown.

Ms. Brown secured the property with a mortgage dated May 24, 2007 through CitiFinancial Services, Inc, but did not escrow for payment of property taxes. After Ms. Brown failed to make her monthly mortgage payments the mortgage went into default. The mortgagee began foreclosure proceedings and the Sheriff's sale occurred on June 20, 2013. The property was sold to CitiFinancial Services subject to the six-month redemption period. At that time CitiFinancial requested a property valuation in order to make a business decision in regards to paying the delinquent property taxes. By the time the valuation was received the property had already forfeited to the State of Minnesota. Pursuant to state, the mortgagee is entitled to file an application to repurchase the property. The amount of delinquent taxes owed on the property at the time of forfeiture was \$17,672.50.

County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, illegal activity, or health violations within the past five years. The municipality, by resolution, shall recommend that the County Board approve or deny the repurchase application and return the repurchase application to Ramsey County along with the resolution and documentation of any violations."

The following documents are enclosed to assist you:

- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

Please send a certified copy of the city council resolution and all relevant documents to the Tax Forfeited Land office for final processing. If you have any questions regarding the enclosed documents or require further information, please do not hesitate to contact me at (651) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor  
Tax Forfeited Lands

## Application to Repurchase after Forfeiture

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Pin: 01-28-23-34-0121  
Legal Description: Smith's Addition to Saint Paul, subject to and with easement;  
except the West 7.8 feet of Lot 11, Block 1  
Address: 432 Superior Street, Saint Paul, MN  
Forfeiture Date: August 1, 2013

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I hereby make application to repurchase the above described parcel of land, located in Ramsey County, from the State of Minnesota, and understand that pursuant to Minnesota Statutes, section 282.241:

- The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may file an application to repurchase any parcel of land claimed by the state to be forfeited to the state for unpaid property taxes, unless sold or conveyed to a third party.
- The property may be repurchased for the sum of all:
  - Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
  - All property taxes plus penalties, interest and costs on those taxes for the taxes payable year following the year of the forfeiture and all subsequent years through the year of repurchase.
  - All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
  - Special assessments not levied between the date of forfeiture and the date of repurchase.
  - Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
  - Extra costs related to repurchase and recording of deed.
- A \$250.00 administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted.
- All maintenance costs accrued on the property while under the management of Ramsey County, Tax Forfeited Land, from the date of forfeiture until the adoption of a resolution by the Ramsey County Board of Commissioners, are to be paid by the applicant.
- Applicant will take possession of the property and be responsible for its maintenance and security upon approval of the repurchase by the Ramsey County Board of Commissioners.

The reason or circumstances that led to the forfeiture of the property is (describe hardship):

Property was in foreclosure. Previous owner did not pay  
prior years. Valuations were needed before being able  
to make a business decision in regards to taxes. By the  
time valuations were received property had already been forfeited.

Application to Repurchase after Forfeiture

Applicant Name: CitiFinancial Services, Inc  
Applicant's relationship to the property: Mortgage Holder / Foreclosing Party  
Mailing Address 1000 Technology Dr  
City, State, Zip O'Fallon, MO 63368  
Signature [Signature] Date MAR 13 2014  
Phone: 207-885-1200  
E-mail Address: \_\_\_\_\_

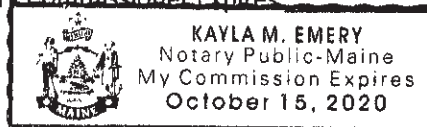
**by Olympus Asset Management  
as attorney in fact**

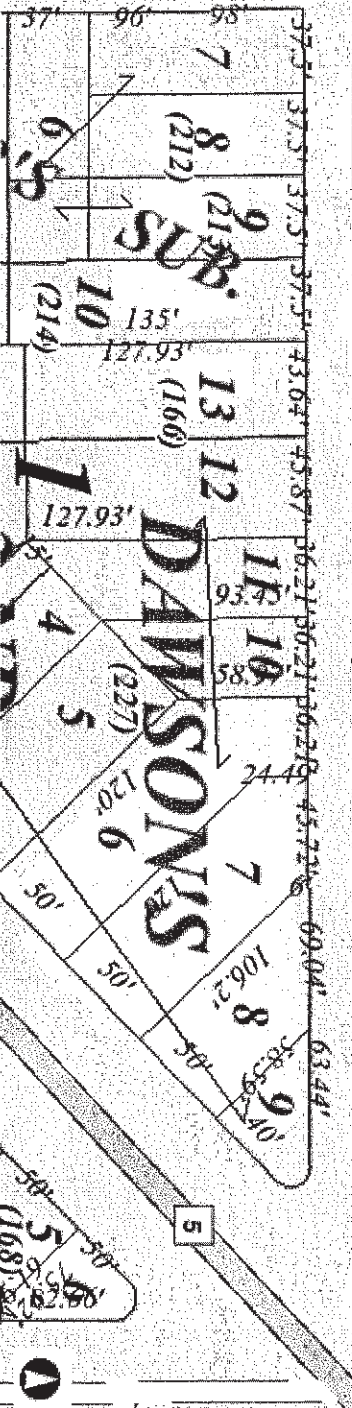
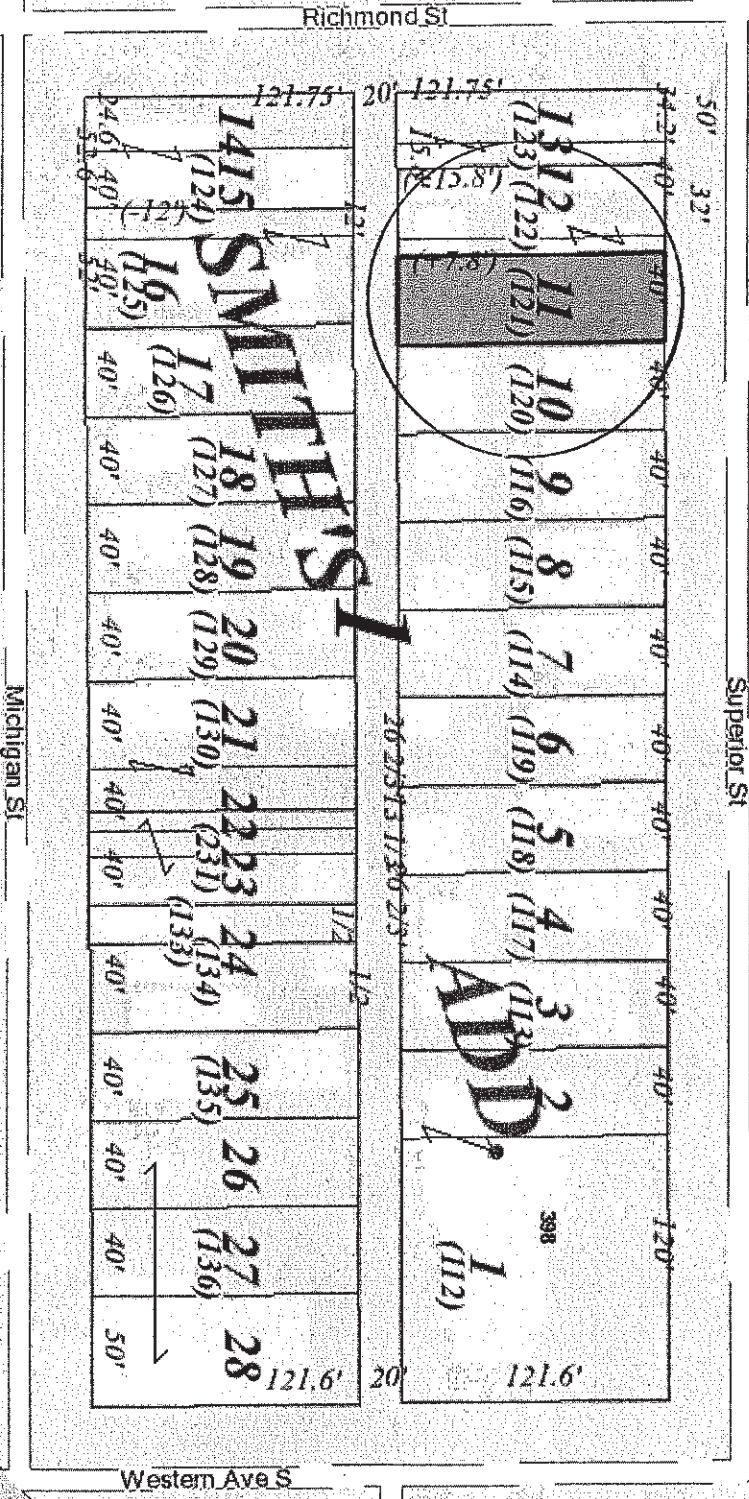
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March  
2014, by Josh Charette, Sr. Asset Manager

Given under my hand and official seal of this  
13<sup>th</sup> day of March, 2014  
[Signature]  
Signature of Notary Public

NOTARY STAMP/ SEAL

Notary Commissioner Expires



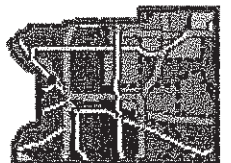


NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
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This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Legend**



- Schools
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Parcel Lines
- Land Ties

**Notes**

Enter Map Description