



APPLICATION FOR APPEAL

RECEIVED
SEP 17 2010
CITY CLERK

Saint Paul City Clerk
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number 357937)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, Sept. 28, 2010

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 480 Lawson Ave City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Yolanda Menchaca Email ladylander1@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-408-5244

Signature: Yolanda Menchaca Date: 09-17-2010

Foreclosed Home Sold to Freddie Mac.

Name of Owner (if other than Appellant): Prodigy Real Estate Group 55109

Address (if not Appellant's): 2035 County Road D, Suite E., Maplewood, MN.

Phone Numbers: Business 651-248-6366 Residence _____ Cell _____

What Is Being appealed and why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/ Revocation of Fire C of O Attached
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List _____
- Fire C of O: Only Egress Windows Water Restored
- Code Enforcement Correction Notice Screen Fixed
- Vacant Building Registration Trash Removed
- Other _____
- Other _____
- Other _____

Yolanda Menchaca
480. Lawson Ave
Saint. Paul, MN 55117
651-408-5244

Friday, September 17, 2010

Appeal Vacate Order

I Yolanda Menchaca, the current occupants / renter at 408. Lawson Ave would like to appeal the Vacate order. The vacate order was put on our home due to the water being shut off on 07-12-2010 for non- payment from loss of income due to lay off. I applied for emergency assistance from the county & payment was made to the city & water was restored at the address on 8/24/2010. This home was in foreclosure & all notices from the city were mailed to the previous owner so we had no proper notice for the appeal process until today. I live with my child Cameron & husband we have animals & have no money or no place to go. The house is in great condition & should not be boarded up for something that has already been resolved.

Yoalnda Menchaca
651-408-5244

A handwritten signature in cursive script that reads "Yolanda Menchaca". The signature is written in black ink and is positioned below the typed name and phone number.



Corey McCracken – REO Specialist / Buyer Specialist / GRI

O:651.248.6366 F:651.305.4000

corey@CoreySold.com • www.REOLocal.com

2035 County Road D • Suite E • Maplewood, MN 55109

Created Date/Time: 09/17/2010 02:58:19 PM
 Customer Number: 166930
 Account Number: 0401044
 Service Address: 480 LAWSON AVE W
 Mailing Address:
 YOLANDA JANETTE MENCHACA
 480 LAWSON AVE W
 SAINT PAUL MN 55117-4789

Customer/Account Transaction History

| Trans Date | Transaction | Amount | Balance | Created By |
|-----------------|--|------------|------------|---------------|
| 9/13/2010 0:00 | Late Charge - Quarterly | \$5.96 | \$206.12 | CIS_SCHEDULER |
| 8/25/2010 0:00 | Payment - Remittance Processor | (\$323.22) | \$200.16 | GUERTINJ |
| 8/9/2010 0:00 | Cycle Billing Due: 08/24/2010 | \$200.16 | \$523.38 | ANDERK |
| 7/13/2010 0:00 | Collection Service Fee | \$40.00 | \$323.22 | SULLIVAN |
| 6/14/2010 0:00 | Late Charge - Quarterly | \$7.28 | \$283.22 | MARYM |
| 5/11/2010 0:00 | Payment - Remittance Processor | (\$372.16) | \$275.94 | GUERTINJ |
| 5/11/2010 0:00 | Cycle Billing Due: 05/26/2010 | \$235.94 | \$648.10 | DEREKO |
| 4/26/2010 0:00 | Collection Service Fee | \$40.00 | \$412.16 | SULLIVAN |
| 3/15/2010 0:00 | Late Charge - Quarterly | \$12.44 | \$372.16 | MARYM |
| 2/10/2010 0:00 | Cycle Billing Due: 02/25/2010 | \$248.84 | \$359.72 | TRUEJ |
| 12/21/2009 0:00 | Late Charge - Quarterly | \$5.28 | \$110.88 | WEINHAND |
| 11/10/2009 0:00 | Cycle Billing Due: 11/25/2009 | \$105.60 | \$105.60 | ANDERK |
| 10/30/2009 0:00 | Cancel Tenant special Automantic - Conve | \$109.30 | \$0.00 | CONVERT |
| 10/8/2009 0:00 | Tenant Special Automatic - Converted | (\$348.90) | (\$109.30) | CONVERT |
| 10/1/2009 0:00 | Safe Drinking Water - Converted | \$6.36 | \$239.60 | CONVERT |
| 9/9/2009 0:00 | 5% Late Charge - Converted | \$8.94 | \$233.24 | CONVERT |
| 8/7/2009 0:00 | Billing - Converted | \$178.70 | \$224.30 | CONVERT |
| 7/9/2009 0:00 | Collection Service Fee - Converted | \$40.00 | \$45.60 | CONVERT |
| 7/8/2009 0:00 | Payment - Converted | (\$218.11) | \$5.60 | CONVERT |
| 6/8/2009 0:00 | 5% Late Charge - Converted | \$5.60 | \$223.71 | CONVERT |
| 5/6/2009 0:00 | Billing - Converted | \$112.00 | \$218.11 | CONVERT |
| 3/10/2009 0:00 | 5% Late Charge - Converted | \$1.40 | \$106.11 | CONVERT |
| 2/5/2009 0:00 | Billing - Converted | \$27.95 | \$104.71 | CONVERT |
| 12/22/2008 0:00 | NSF - Bad Check - Converted | \$30.00 | \$76.76 | CONVERT |
| 12/9/2008 0:00 | Direct Pay Correction - Converted | \$44.84 | \$46.76 | CONVERT |
| 12/9/2008 0:00 | 5% Late Charge - Converted | \$1.92 | \$1.92 | CONVERT |
| 11/26/2008 0:00 | Direct Pay - Converted | (\$44.84) | \$0.00 | CONVERT |
| 11/6/2008 0:00 | Billing - Converted | \$38.48 | \$44.84 | CONVERT |
| 10/1/2008 0:00 | Safe Drinking Water - Converted | \$6.36 | \$6.36 | CONVERT |
| 8/27/2008 0:00 | Direct Pay - Converted | (\$52.02) | \$0.00 | CONVERT |
| 8/7/2008 0:00 | Billing - Converted | \$52.02 | \$52.02 | CONVERT |
| 5/28/2008 0:00 | Direct Pay - Converted | (\$45.24) | \$0.00 | CONVERT |
| 5/7/2008 0:00 | Billing - Converted | \$45.24 | \$45.24 | CONVERT |



CITY OF SAINT PAUL
 DEPARTMENT OF SAFETY AND INSPECTIONS
 DIVISION OF CODE ENFORCEMENT
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806

August 12, 2010

10 - 705821

SUMMARY ABATEMENT ORDER

362

Yog hais tias koj hais lus Hmoob thiab koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb. Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

Bac Home Loans Servicing Lp
 400 Countrywide Way
 Simi Valley CA 93065-6298

Occupant
 480 LAWSON W
 St Paul MN 55117-4789

Tina L Heifort
 14669 62nd St N Apt 3
 Stillwater MN 55082-6167

As owner or person(s) responsible for: 480 LAWSON AVE W you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

- Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.**
- Cut and remove tall grass, weeds and rank plant growth.**
- Remove and properly dispose of all animal feces from yard areas.**
- IMMEDIATELY secure all buildings which are open to unauthorized entry, including:**
- Other:**

If you do not correct the nuisance or file an appeal before **August 16, 2010**, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$260.00 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times
FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION

Issued by: Mike Kalis Badge Number 362 Phone Number 651-266-1929
If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Correction Order with your appeal application.

***WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

651-266-8989
651-266-1919
www.stpaul.gov/dsi

September 13, 2010

Bac Home Loans Servicing Lp
400 National Way
Simi Valley CA 93065-6414

VACANT BUILDING REGISTRATION FEE WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$1,100.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

*The fee for the vacant building located at **480 LAWSON AVE W** is now past due. You have ten (10) days to pay or this fee will be sent to assessment.*

Do not mail cash

Saint Paul Legislative Code, Chapter 43 requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

If you wish to pay in person, you may do so at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Mike Kalis, at 651-266-1929.

Your prompt attention to this matter is appreciated. Thank you.

Steve Magner

Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk

vb_warning_letter 06/10