



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

March 12, 2013

VEHICLE ABATEMENT ORDER

Larry Mckenzie
 782 Magnolia Ave E
 St Paul MN 55106-3131

As owner or person(s) responsible for 782 MAGNOLIA AVE E

**YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING VEHICLES ARE IN VIOLATION
 OF THE SAINT PAUL LEGISLATIVE CODE, CHAPTERS 45, OR 163:**

Vehicle	#1	#2	#3
Make	Oldsmobile		
Color	Blue		
License	556-eej		
Violation	A, E		
Vehicle	#4	#5	#6
Make			
Color			
License			
Violation			

VIOLATION CODE: A - Lacks current license/tabs D - Appears undriveable/inoperative
 B - Open to entry/unsecured E - Unimproved surface
 C - Missing vital parts/dismantled F - Other violation _____

FAILURE TO COMPLY MAY RESULTS IN TAGGING AND/OR TOWING.

CHARGES: If the City impounds and disposes of the vehicle(s), the charges assessed to the above property will be approximately \$1,000.00 for each vehicle. This charge does not include impound fees and other related costs for release of vehicle(s).

Vehicles found to be in violation on or after March 21, 2013 will be removed, impounded and disposed of in accordance with law. The cost of this abatement will be charged against the property as a special assessment to be collected in the same way as property taxes. Noncompliance with this order and repeat violations will result in the issuance of criminal citation
Issued by: Paula Seeley Badge Number: 364 Phone Number: 651-266-1916

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 Vehicle Violation Notice with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to insure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.

Date: March 21, 2013
File #: 13 - 161481
Folder Name: 782 MAGNOLIA AVE E
PIN: 292922140005

HP District:
Property Name:
Survey Info:



Ratification Date:

Resolution #:

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Danford Llc 9617 Oak Ridge Trl Minnetonka MN 55305-4642 *2554 COMO AVE *Ward: 4 *Pending as of: 8/28/2013	SECTION 20 TOWN 29 RANGE 23 PART OF SW 1/4 OF NW 1/4 BEG AT INTERSECTION OF W L OF MINN TRANS RY CO R/W WITH L 33 FT S OF AND PAR WITH N L OF SD 1/4 1/4 SEC TH W 200 FT TH S PAR WITH SEC L	Abandon Vehicle	1.00	576.26	\$576.26	20-29-23-23-0002
		DSI Admin Fee	1.00	360.00	\$360.00	
		Real Estate Admin Fee	35.00	1.00	\$35.00	
		Attorney Fee	5.00	1.00	\$5.00	
*** Owner and Taxpayer ***						
** PLEASE NOTE **						
WO# 7390 Jan 2013-Toyota/Blue/049 DAN						
WO# 7391 Jan 2013-Hyundai/Gray/TAL 207						
WO# 7392 Jan 2013-Ford/Gray/YAS3557						
Wendy Yang 2037 Woodcrest Dr Woodbury MN 55129-8858 *409 JESSAMINE AVE E *Ward: 5 *Pending as of: 8/28/2013	VAN SLYKE & LEWIS REARRANGEMENT OF HUMBIRDS ADDITION TO ST. PAUL LOT 10 BLK 3	Abandon Vehicle	1.00	1,017.54	\$1,017.54	29-29-22-22-0101
		DSI Admin Fee	1.00	120.00	\$120.00	
		Real Estate Admin Fee	35.00	1.00	\$35.00	
		Attorney Fee	5.00	1.00	\$5.00	
*** Owner and Taxpayer ***						
** PLEASE NOTE **						
WO# 7406 March 2013-Van/Tan/381BYR						
Larry Mckenzie 10232 Whitemark Ln Cary NC 27511-7110 *782 MAGNOLIA AVE E *Ward: 6 *Pending as of: 8/28/2013	E. M. MACKUBIN'S SUBDIVISION OF BLOCK 1, ARLINGTON HILLS ADDITION LOT 9 BLK 1	Abandon Vehicle	1.00	1,544.00	\$1,544.00	29-29-22-14-0005
		DSI Admin Fee	1.00	120.00	\$120.00	
		Real Estate Admin Fee	35.00	1.00	\$35.00	
		Attorney Fee	5.00	1.00	\$5.00	
*** Owner and Taxpayer ***						
** PLEASE NOTE **						
WO# 7407 March 2013-Oldsmobile/Blue/556EEJ						
Jeffery M Nepstad Dorothy M Nepstad 1843 Montana Ave E St Paul MN 55119-4213 *1843 MONTANA AVE E *Ward: 6 *Pending as of: 8/28/2013	HAYDEN HEIGHTS LOT 52 BLK 1	Abandon Vehicle	1.00	639.50	\$639.50	23-29-22-23-0030
		DSI Admin Fee	1.00	120.00	\$120.00	
		Real Estate Admin Fee	35.00	1.00	\$35.00	
		Attorney Fee	5.00	1.00	\$5.00	
*** Owner and Taxpayer ***						
** PLEASE NOTE **						
WO# 7416 April 2013-Oldsmobile/Blue/556EEJ						

SPECIAL ASSESSMENT SEARCH

Steve Ball & Associates

\$11 SAS

Company: LIBERTY TITLE

File Number: MG-1308-1178

Date: 8/13/2013

Property Address: 782 MAGNOLIA AVE E

PID 29.29.22.14.0005

Municipality: ST. PAUL

NOT VACANT

County: RAMSEY

The Corporation hereby certifies that, according to the records of said office(s), unpaid assessments appear as follows:

Levied Assessments

Levy Number	Kind of Improvement	Runs	Begins	Original Amount	Certified to 2013	Balance Remaining	Figures Good until
08505	PROP/CLEAN UP	1	2014	\$240.00	\$0.00	\$244.13	9/20/2013
08521	PROP/CLEAN UP	1	2014	\$240.00	\$0.00	\$242.13	"
00042	DELO/UTIL	1	2013	\$130.28	\$130.28	\$0.00	11/15/2013
0080 2013 SSSC	STORM SEWER	ANNUAL	2014	\$80.07	\$0.00	\$80.07	11/15/2013
0080 STORM SEWER	2013				\$83.88		
0032 ROW MAINTEN)	ANNUALS			\$175.98		
9998 RECYCLE CHG.)				\$38.76		
CERTIFIED TOTAL:					\$428.90		

The Corporation further certifies that, according to the records of said office(s), the following improvements are contemplated or pending, after having been approved; and now are in the process of planning or completion:

Pending Assessments

Kind of Improvement	Estimated cost of improvement	Status or Completion Date
NEW ANNUAL SERVICE FEE		
13 ROW FINAL-ROW MAINTENANCE	\$172.40	TO LEVY IN OCTOBER 2013
NONE		
PENDING TOTAL:	\$172.40	

paid

BY: Gary Nelson

Dated: 8/13/2013

As duly licensed and authorized by the corporation.

Steve Ball & Associates:

Phone: 651-698-6396



A. Settlement Statement (HUD-1)

Form Approved OMB No. 2502-0265


B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	4. File Number: MG-1308-1178
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	6. <input type="checkbox"/> None (Cash)	7. Loan Number:
			8. Mortgage Insurance Case Number:
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts Paid to and by the settlement agent are shown. Item marked "(p.o.c.)*" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: Xonglec Wordy Mosa 3721 Chadler Dr #103 St. Anthony, MN 55421		E. Name & Address of Seller: Larry D. McKenzie and Sarah McKenzie	
		F. Name & Address of Lender: CASH	
G. Property Location: 782 Magnolia Ave E St. Paul, MN 55106 COUNTY: RAMSEY PARCEL ID: 29.29.22.14.0005		H. Settlement Agent: Liberty Title, Inc. 17267 Yale Street NW Elk River, Minnesota 55330 I. Settlement Date: August 30, 2013 Disbursement Date: August 30, 2013	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
101. Contract sales price	69,900.00	401. Contract sales price	69,900.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,268.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	71,168.50	420. GROSS AMOUNT DUE TO SELLER	69,900.00
L. DEBIT TO THE CASH ACCOUNT OF THE BORROWER:		M. CREDITS TO THE CASH ACCOUNT OF THE SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instruction)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	6,182.66
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		SPS	59,248.45
206. Seller paid closing costs	2,097.00	505. Payoff of second mortgage loan	
207.		506. Seller paid closing costs	2,097.00
208.		507. Delinquent Water Bill	119.84
209.		508. Pending Assessments	172.40
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		509. Realtor's commission withheld from deposit	1,000.00
211. County taxes 07/01/2013 to 08/30/2013	298.87	510. City/town taxes to	
212. Assessments to		511. County taxes 07/01/2013 to 08/30/2013	298.87
213.		512. Assessments to	
214.		513. Certified 2013 Taxes	214.45
215.		514. Levied Assessments	566.39
216.		515.	
217.		516.	
218.		517.	
219.		518.	
220. TOTAL PAID BY/FOR BORROWER	3,395.87	519.	
N. DEBIT TO THE CASH ACCOUNT OF THE SELLER:		O. CREDITS TO THE CASH ACCOUNT OF THE BORROWER:	
301. Gross amount due from borrower (line 120)	71,168.50	601. Gross amount due to seller (line 420)	69,900.00
302. Less amount paid by/for borrower (line 220)	3,395.87	602. Less reduction amount due seller (line 520)	69,900.00
303. CASH DUE FROM BORROWER	67,772.63	603. CASH DUE TO SELLER	

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I. SETTLEMENT CHARGES:		FROM BORROWER'S FUNDING AGREEMENT	FROM SELLER'S PROCEEDS
Division of Commission (line 700) as follows:			
701. \$ 2,446.50	to Lakes Area Realty		
702. \$ 1,747.50	to Bee Realty		
703. Commission paid at Settlement Total commission 4,194.00 -(1,000.00 P.O.C.) held by Lakes Area Realty			3,194.00
704.	to		
705.	to		
II. CHARGES PAID BY YOU AT CLOSING:			
801. Our Origination Charge		\$ (from GFE #1)	
802. Your Credit or Charge (points) for the specific interest rate chosen		\$ (from GFE #2)	
803. Your Adjusted Origination Charges		(from GFE A)	
804. Appraisal Fee	to	(from GFE #3)	
805. Credit Report		(from GFE #3)	
806. Tax Service Fee	to	(from GFE #3)	
807. Flood Certification	to	(from GFE #3)	
808.	to		
809.	to		
810.	to		
811.	to		
812.	to		
813.	to		
814.	to		
III. INTEREST AND OTHER CHARGES:			
901. Interest from August 30, 2013 to days @ \$ / day		(from GFE #10)	
902. Mortgage Insurance Premium for months to		(from GFE #3)	
903. Homeowner's Insurance for years to		(from GFE #11)	
904.	to		
905. 1st Half 2013 Property Taxes	to Ramsey County - (1,116.00 P.O.C./S)		
IV. ESCROW ACCOUNT:			
1001. Initial Deposit for your Escrow Account		(from GFE #9)	
1002. Homeowner's Insurance	mo. @ \$ /mo. \$		
1003. Mortgage Insurance	mo. @ \$ /mo. \$		
1004. Property Taxes	mo. @ \$ /mo. \$		
1005.	mo. @ \$ /mo. \$		
1006.	mo. @ \$ /mo. \$		
1007. Aggregate Adjustment		\$	
1008.	mo. @ \$ /mo. \$		
1009.	mo. @ \$ /mo. \$		
V. TITLE SERVICES AND INSURANCE:			
1101. Title Services and Lender's Title Insurance		(from GFE #4)	720.00
1102. Settlement or Closing Fee to Liberty Title, Inc.		\$ 150.00	
1103. Owner's Title Insurance		(from GFE #5)	227.50
1104. Lender's Title Insurance		\$	
1105. Lender's Title Policy Limit \$			
1106. Owner's Title Policy Limit \$ 69,900.00 @ 227.50			
1107. Agent's Portion of the Total Title Insurance Premium \$ 170.62			
1108. Underwriter's Portion of the Total Title Insurance Premium \$ 56.88			
1109. Title Services Fee to Liberty Title, Inc.		\$ 570.00	
1110. Settlement or Closing Fee to Markve & Zweifel		\$	1,000.00
1111. Title Services for title insurnc/abstrc to Markve & Zweifel		\$	1,700.00
1112.	to	\$	
1113.	to	\$	
1114.	to	\$	
VI. GOVERNMENT RECORDING AND TRANSFER CHARGES:			
1201. Government Recording Charges		(from GFE #7)	46.00
1202. Deed \$ 46.00 ; Mortgage \$; Release \$ 46.00			46.00
1203. Transfer Taxes		(from GFE #8)	
1204. City/County Tax/Stamps: Deed \$; Mortgage \$		\$	
1205. State Tax/Stamps 242.66		\$	242.66
1206.	to	\$	
1207.	to	\$	
VII. OTHER SERVICES AND CHARGES:			
1301. Required Services that you can shop for		(from GFE #6)	275.00
1302. Broker Admin Fee to Bee Realty		\$ 275.00	
1303.	to		
1304.	to		
1305.	to		
1306.	to		
1307.	to		
1308.	to		
1309.	to		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)			1,268.50 6,182.66

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement

Xonglee Worthy Moua



Xonglee Worthy Moua

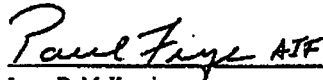
Borrower

Borrower

Borrower

Borrower

Larry D. McKenzie and Sarah McKenzie



Larry D. McKenzie

Seller



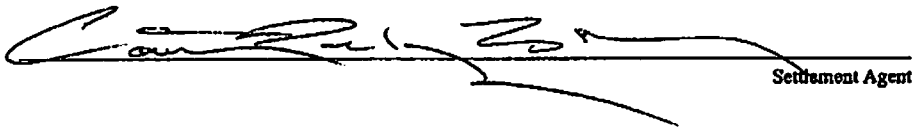
Sarah McKenzie

Seller

Seller

Seller

The HUD-1 Settlement Statement which I have prepared is true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.


Settlement Agent