



# Ramsey County Property Records and Revenue

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

November 5, 2014

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

RECEIVED  
NOV 06 2014  
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 690 Iglehart Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Michelle Rae Wilson, owner at the time of forfeiture, for the property located at 690 Iglehart Avenue. The property forfeited to the State of Minnesota on August 1, 2014 and is a vacant single family dwelling. The applicant has explained the circumstances that led to the forfeiture on the attached application. The amount of delinquent taxes owed on the property at the time of forfeiture was \$23,423.02.

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

Pin: 35-29-23-44-0112  
Legal Description: Lots 3 & 4, Block 3, Portland Addition to St. Paul  
Address: 690 Iglehart Avenue, Saint Paul  
Forfeiture Date: August 1, 2014

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):

I was convicted to MCF Shakopee in violation of Mn Stat 609.0165; Defense of a Dwelling, the property of this action. In August 2012 I authorized my nephew, S/PD Officer Robert Edwards, to sell my vehicles to pay the city \$1100 and my back taxes in 2012. Yet, he absconded with my vehicles and lost any contact after October 2012. After this action was complete (forfeit) my cousin came to confess that she was in physical possession of my stolen property; vehicles titled in my and my deceased fathers name. He unlawfully transferred property

Possession Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section,

to her despite my adamant admonitions and my wishes to remain estranged from her. She has made written threats to take my cars & home in 2012. PO Box 64097, St. Paul, MN 55164-0097

Therefore, Officer Edwards assisted her in this crime of theft by swindle.

I received no money or benefit from this action.

Application to Repurchase after Forfeiture

Applicant Name: Michelle Rae Wilson

Applicant's relationship to the property: Sole Owner

Mailing Address 1610 W. 6th Ave - MCF Shakopee Prison

City, State, Zip Shakopee Mn 55379

Signature Michelle Rae Wilson Date 9-15-14

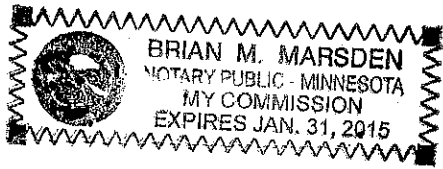
Phone: Michelle A Wilson 10-14-14

E-mail Address: NA

\* The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of OCTOBER, 2014, by BRIAN MARSDEN

Given under my hand and official seal of this 14<sup>th</sup> day of October, 2014  
[Signature]  
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1.31.15

KUEPPERS, KRONSCHNABEL & DALY, P.A.

ATTORNEYS AT LAW

101 EAST FIFTH STREET

SUITE 1500

SAINT PAUL, MINNESOTA 55101

(651) 222-5000

FAX (651) 222-1313

† MSBA CERTIFIED CIVIL TRIAL SPECIALIST  
□ MSBA CERTIFIED REAL ESTATE SPECIALIST  
\* ALSO ADMITTED TO PRACTICE IN WI  
◇ QUALIFIED NEUTRAL UNDER RULE 114

WILLIAM M. KRONSCHNABEL \*◇  
STEPHEN R. DALY †

\_\_\_\_\_  
FRED A. KUEPPERS, JR. □  
SEAN O. SKRYPEK

WRITER'S DIRECT DIAL  
(651) 287-2026  
[wkronsch@kkblawfirm.com](mailto:wkronsch@kkblawfirm.com)

October 17, 2014

Department of Property Records and Revenue  
ATTN: Tax Forfeited Lands Section  
P.O. Box 64097  
St. Paul, MN 55164-0097

**RE: 690 Iglehart  
St. Paul, Minnesota**

Dear Sir or Madam:

I am assisting Michelle Wilson in her repurchase application for her former homestead. Enclosed please find signed and notarized Application to Repurchase after Forfeiture, signed Notice Pertaining to Application, and check in the amount of \$250.00 for the application fee.

As additional information, Ms. Wilson is making arrangements to sell the property to Metro Holdings, LLC if the repurchase application is approved. It is my understanding that Metro Holdings will then rehabilitate the property so that it is a valuable asset to both the neighborhood and the Ramsey County tax rolls.

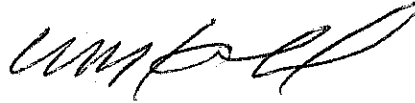
It should also be noted that the initial notices to Ms. Wilson regarding the forfeiture were sent to an address in Minneapolis. That was the address of a person who at one time had been acting as Ms. Wilson's attorney-in-fact, but who subsequently relinquished such position and moved from the area. Ms. Wilson was unaware that the property had been forfeited for nonpayment of taxes until just within the last couple months.

Inasmuch as Ms. Wilson is presently incarcerated at the Minnesota Correctional Facility Shakopee, I would request that you forward all correspondence regarding this matter directly to me, as Ms. Wilson's mail is often significantly delayed due to the correctional facility procedures for handling inmates' mail.

Department of Property Records and Revenue  
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Thank you, and please contact me if you would like any further information or documentation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. M. Kronschnabel', written in a cursive style.

William M. Kronschnabel

WMK:kd  
Enclosure

cc: Michelle Wilson

