

Zimny, Joanna (CI-StPaul)

From: Olga Ambrosimov <Oambrosimov@FLORIDA-LEGAL.NET>
Sent: Wednesday, August 26, 2020 2:24 PM
To: Moermond, Marcia (CI-StPaul); Zimny, Joanna (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Soley, Reid (CI-StPaul); Bistodeau, Travis (CI-StPaul); Cervantes, Ricardo (CI-StPaul)
Subject: RE: 1282 Hague Avenue, St Paul, MN - Resolution
Attachments: Satisfaction- Release of Mortgage recorded 8-13-20.pdf; 1282 Hague Ave.Certfied Resolution 4-1-20.pdf

Think Before You Click: This email originated outside our organization.

Good afternoon,

Please be advised that our client recorded the attached Release of Mortgage releasing its Lien and Interest in this property.

Please see attached and advise if we still need to attend this hearing and if we can have our client removed from this matter.

Thank you,

This law firm is deemed to be a debt collector under the Federal Fair Debt Collection Practices Act (FDCPA).

Olga M. Ambrosimov
Paralegal
Greenfield Law Group, P.A.
6111 Broken Sound Parkway NW
Suite 350
Boca Raton, FL 33487
(561) 348-1123(Direct)
oambrosimov@florida-legal.net

Thank you for your email. If you do not receive a response from me within 24 hours and need immediate assistance, please contact my supervisor, Christina Carril at (561) 894-1152 or by email at cderry@florida-legal.net. Thank you.



Greenfield Law Group, P.A., remains committed to providing legal services during these uncertain times, due to COVID-19 (Coronavirus). We want to let you know the health and wellbeing of our staff, clients and community, are of our utmost importance. Please be assured, you have our commitment to stay connected to you throughout this global health crisis. Please continue to contact us at the same phone numbers and e-mail addresses that you are accustomed to using. We are committed to

staying connected with you, as we all navigate these unprecedented times. Please note to all office visitors- our offices, lobby and conference rooms, are deep cleaned daily.

Disclaimer: This message may be protected by the attorney/client privilege. If you believe that it has been sent to you in error, disregard it. Please reply to the sender that you have received the message in error. Then delete it. Thank You.

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"This communication is from a debt collector, attempting to collect a debt. Any information obtained will be used for that purpose"

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

From: Olga Ambrosimov
Sent: Friday, April 3, 2020 4:11 PM
To: Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>
Cc: Anna D'Avolio <anna@davoliolawoffice.com>
Subject: RE: 1282 Hague Avenue, St Paul, MN - Resolution

Good afternoon and thank you so much for the update.

Thank you,

This law firm is deemed to be a debt collector under the Federal Fair Debt Collection Practices Act (FDCPA).

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From: Sheffer, Vicki (CI-StPaul) [<mailto:vicki.sheffer@ci.stpaul.mn.us>]
Sent: Friday, April 3, 2020 4:04 PM
To: Olga Ambrosimov <Oambrosimov@FLORIDA-LEGAL.NET>
Subject: 1282 Hague Avenue, St Paul, MN - Resolution

For you files.



Vicki Sheffer
TISH Program Manager
Dept. of Safety & Inspections
375 Jackson Street Suite 220
Saint Paul, MN 55101
P: 651-266-1935
vicki.sheffer@ci.stpaul.mn.us



DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.



Doc No **A04827217**

Certified, filed and/or recorded on
Aug 13, 2020 4:12 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 406

Pkg ID 1378237E

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

RELEASE OF MORTGAGE

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

MINNESOTA



COUNTY OF RAMSEY (A)

LOAN NO.: 0018075184

The undersigned **FORETHOUGHT LIFE INSURANCE COMPANY**, located at **C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119**, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **OCTOBER 18, 2006** executed by **NNEKA S MORGAN, UNMARRIED WOMEN**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **DECEMBER 06, 2006** as Instrument No. **3994958** in the office of the Recorder of **RAMSEY (A) County, State of MINNESOTA**.

AS DESCRIBED IN SAID MORTGAGE

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **AUGUST 11, 2020**.

FORETHOUGHT LIFE INSURANCE COMPANY, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

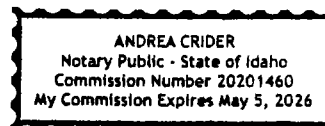
SIERRA C. PREATOR, ASSISTANT SECRETARY

CAMILLE DU PAR, ASSISTANT SECRETARY

STATE OF IDAHO COUNTY OF **BONNEVILLE**) ss.

On **AUGUST 11, 2020**, before me, **ANDREA CRIDER**, personally appeared **SIERRA C. PREATOR** and **CAMILLE DU PAR** known to me to be the **ASSISTANT SECRETARY** and **ASSISTANT SECRETARY** of **SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY-IN-FACT FOR FORETHOUGHT LIFE INSURANCE COMPANY** the corporation that executed the instrument or the individuals who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

ANDREA CRIDER (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



*LIMITED POWER OF ATTORNEY TO BE RECORDED SIMULTANEOUSLY HEREWITH

POD: 20200701

SP8100114IM - LR - MN





City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Certified Copy

Resolution LH Substantial Abatement Order: RLH RR 20-10

File Number: RLH RR 20-10

Ordering the rehabilitation or razing and removal of the structures at 1282 HAGUE AVENUE within fifteen (15) days after the February 26, 2020 City Council public hearing. (Amend to grant 180 days)

AMENDED 04/01/20

WHEREAS, the Department of Safety and Inspections has determined that 1282 HAGUE AVENUE is a nuisance building pursuant to Saint Paul Legislative Code §45.02 as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and

WHEREAS, this property is legally described as follows, to wit: ANNA E RAMSEY ADD LOT 1 BLK 14; and

WHEREAS, based upon the records in the Ramsey County Recorder's Office and information on file or obtained by the Department of Safety and Inspections, the following are the owners, interested or responsible parties for the subject property as of December 17, 2019: Nneka S Morgan, 1431 Sherburne Ave, St Paul MN 55104-2414; Forethought Life Insurance Company, 1 Forethought Center, Bastesville IN 47006-1279; DLJ Mortgage Capital Inc, 11 Madison Ave 4th Floor, New York NY 10010; MERS, PO Box 2026, Flint MI 48501; and Union Park District Council; and

WHEREAS, each of these parties was served a written order dated November 21, 2019 advising them of the basis for the determination that the subject property was a nuisance, and that the nuisance building was to be repaired or razed and removed by December 21, 2019; and

WHEREAS, this order informed the interested or responsible parties that they must repair or raze and remove the structures(s) located on the Subject Property by December 21, 2019; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on November 22, 2019 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by December 21, 2019, and therefore an abatement hearing was scheduled before the City Council on February 26, 2020 and the owner or his duly authorized representative and any interested parties or their duly authorized representatives were properly notified of the time, date and place of the hearing; and

WHEREAS, the Legislative Hearing Officer provided the owner and other interested parties an opportunity to discuss the matter at a legislative hearings on January 28, 2020, February 11, February 25 and March 10, 2020; and

WHEREAS, a public hearings were was held on February 26, 2020 and March 25, 2020 and April 1, 2020 April 22, 2020, and the City Council reviewed the record, which included the exhibits from the Department of Safety and Inspections, the minutes and recommendation of the Legislative Hearing Officer and any testimony at the hearing. Now, Therefore Be It

RESOLVED, that the Saint Paul City Council hereby finds:

1. That the structure(s) at 1282 HAGUE AVENUE is a nuisance building pursuant to Saint Paul Legislative Code §45.02, as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and 3) these nuisance conditions have not been corrected after notice of the same to the owner.
2. That the Department of Safety and Inspections has complied with all of the procedural requirements of the Saint Paul Legislative Code Chapter 45.
3. That the owners, interested parties or responsible parties have not presented a plan acceptable to the Legislative Hearing Officer and Department of Safety and Inspections staff to repair the structure(s) and correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant within 15 days. And, Be It Further

RESOLVED, that the City Council orders that the owners, interested parties or responsible parties shall repair the structure, correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant, or shall raze and remove the structure(s) within ~~45~~ 180 days after the City Council Public Hearing. And, Be It Further

RESOLVED, that at the conclusion of the 180-day grant of time, the Council will receive a report from the Legislative Hearing Officer with findings on the status of the nuisance abatement; And Be It Further

RESOLVED, that a Legislative Hearing is scheduled for October 13, 2020 at which owners, interested parties and Department of Safety and Inspection staff will present information on the current building conditions and progress toward abatement of the dangerous/nuisance conditions and the resulting findings will be presented to the City Council at a public hearing on October 28, 2020 for its consideration; And, Be It Further

RESOLVED, that if the necessary corrective action has not been taken within the time allotted, the Department of Safety and Inspections is authorized to take those steps necessary to raze and remove this structure and to charge the costs incurred in accordance with Saint Paul Legislative Code §45.12(4). Any personal property or fixtures of any kind shall be removed by the owners, interested parties or responsible parties prior to the resolution compliance date or it will be considered to be abandoned and the City of Saint Paul shall remove and dispose of such property as it deems appropriate. And, Be It

FINALLY RESOLVED, that this resolution shall be served on any of the parties required to be notified in Saint Paul Legislative Code §45.12(4).

4/2/2020, I Shari Moore, certify that this is a true copy of Resolution LH Substantial Abatement Order No. RLH RR 20-10, passed by the Mayor's Office on 4/2/2020.

Attest: Shari Moore
Shari Moore

April 03, 2020
Date Certified