

## Vang, Mai (CI-StPaul)

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**From:** Stephanie Nelson <snelson@logs.com>  
**Sent:** Wednesday, December 05, 2012 2:24 PM  
**To:** Vang, Mai (CI-StPaul)  
**Cc:** Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 1278 Point Douglas Rd.R-R.Nelson Ltr 11-28-12

Bond has been posted. Can you also make a note in the file that the reason for the delay in foreclosure proceedings was due to an attempted short sale by the fee title owner which fell through in October 2012? Thanks.

### Stephanie Nelson

*Associate Attorney  
Shapiro & Zielke, LLP  
952-831-4060 ext. 161 Office  
952-831-4734 Fax*

**Pursuant to the Fair Debt Collection Practices Act, you are advised that this office is deemed to be a debt collector and any information obtained may be used for that purpose.**

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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]  
**Sent:** Wednesday, December 05, 2012 10:34 AM  
**To:** Stephanie Nelson  
**Cc:** Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 1278 Point Douglas Rd.R-R.Nelson Ltr 11-28-12

Ms. Nelson,

Our office is not the place to take the bond. You will need to post the bond with DSI, 375 Jackson Street, Unit 220. As to evidence to shorten the redemption, Marcia would need to see documentation.

Mai

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**From:** Stephanie Nelson [<mailto:snelson@logs.com>]  
**Sent:** Wednesday, December 05, 2012 10:24 AM  
**To:** Vang, Mai (CI-StPaul)  
**Cc:** Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 1278 Point Douglas Rd.R-R.Nelson Ltr 11-28-12  
**Importance:** High

Hi Mai,

Can you please relay the following to Marcia:

Client has been working with their investor. At this stage, as we all know, the foreclosure has not occurred. The property preservation unit would like to make the following list of repairs initially:

The items listed below are the repairs we believe are necessary to stop the demolition.

1. Line item 3 – Replace/repair existing deck railing , bring to code, replace deck boards, etc
2. Line item 4-exterior painting

3. Line item 5-replace garage door& fire door to garage entrance
4. Line item 7 –replace window pane
5. Line item 11-demo walls using proper remediation

Under electrical: Everything with the exception of the hardwired smoke detectors

Plumbing: Replace missing water lines

HVAC-install combustion air to code

Vent Dryer to code

Re-vent furnace to code

Bring gas line to code

Then they would like to go to foreclosure sale and complete the rest of the code compliance when the property is in REO. It is my understanding that there is an investor that will later take the property over once the foreclosure sale has been held.

If I post the performance bond and give evidence of intent to foreclose with a shortened redemption, what is the time frame for ALL repairs to be complete? That is the final question of my client.

Can I bring the check to your office this afternoon?

Thank you for your continued patience.

**Stephanie Nelson**

*Associate Attorney*

*Shapiro & Zielke, LLP*

*952-831-4060 ext. 161 Office*

*952-831-4734 Fax*

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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]

**Sent:** Wednesday, November 28, 2012 8:31 AM

**To:** Stephanie Nelson

**Cc:** Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)

**Subject:** 1278 Point Douglas Rd.R-R.Nelson Ltr 11-28-12

Hi All,

See attached letter for your record.

Mai Vang

Legislative Hearing Coordinator

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