

Vang, Mai (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Wednesday, October 17, 2018 1:47 PM
To: Samantha Morales
Cc: Vang, Mai (CI-StPaul); 'dtwait@comcast.net'
Subject: RE: Demo 1213 3rd Street East, Saint Paul, Minnesota 55106

Ms. Morales,

As I indicated to Mr. Twait who is the attorney for bank in this matter, I make recommendations to the City Council. The Council, acting as a quasi-judicial body, issues the order to abate a nuisance building. The Council will conduct a public hearing on November 7th prior to making its decision and anyone may testify on the matter. My recommendation, as indicated in Ms. Vang's letter to Mr. Twait, is that the Council order the building removed.

Sincerely, Marcia Moermond
Legislative Hearing Officer
Saint Paul City Council

From: Samantha Morales [mailto:Smorales@FLORIDA-LEGAL.NET]
Sent: Wednesday, October 17, 2018 11:39 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; 'dtwait@comcast.net' <dtwait@comcast.net>
Subject: RE: Demo 1213 3rd Street East, Saint Paul, Minnesota 55106

Hi Marcia!

Thank you so much for your response! So there is no way to delay the matter until the property becomes bank owned?

Samantha J. Morales
Paralegal
Greenfield Law Group, P.A.
6111 Broken Sound Parkway NW
Suite 350
Boca Raton, FL 33487
(561) 922-5361(Direct)
smorales@florida-legal.net



GREENFIELD
LAW GROUP, P.A.

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.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any plan or arrangement addressed herein.

"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: Moermond, Marcia (CI-StPaul) [<mailto:marcia.moermond@ci.stpaul.mn.us>]
Sent: Wednesday, October 17, 2018 12:24 PM
To: Samantha Morales <Smorales@FLORIDA-LEGAL.NET>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; dtwait@comcast.net
Subject: RE: Demo 1213 3rd Street East, Saint Paul, Minnesota 55106

Good Morning Ms. Morales,

The order would be issued to the owner of record. It appears the bank is not yet the owner of record, but rather an interested party.

The owner has not contacted our office and did not attend the hearing.

The goal of the order to abate a nuisance building is to resolve the matter and is not dependent on ownership. If the matter is not resolved by the owner (or an interested party), the city will move to demolish the building and the cost for the action will become a special assessment on the property taxes.

Sincerely, Marcia Moermond
Legislative Hearing Officer
Saint Paul City Council

From: Samantha Morales [<mailto:Smorales@FLORIDA-LEGAL.NET>]
Sent: Wednesday, October 17, 2018 8:52 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: Demo 1213 3rd Street East, Saint Paul, Minnesota 55106
Importance: High

Good Day!

Please be advised that I just heard back from our client (the Mortgagee) who indicated that this property is currently going through a redemption period of 180 days from the FC Sale date which was 8/28/18. This expires in late February. I don't believe they will be able to demo until that period has expired. Additionally, are permits required to complete the demo? If so, how is our client going to obtain the same without being the legal owner?

I've attached the most recent letter received regarding the same. Doug Twait was our attorney that we sent to represent the Mortgagee at the hearing. Has anyone heard from the homeowner, Sally Foster?

Our client also advised that they submitted an insurance claim last month (since this damage was caused by a fire), but have not heard anything yet regarding the status of the same.

I look forward to hearing back from you.

Best
Samantha J. Morales
Paralegal
Greenfield Law Group, P.A.
6111 Broken Sound Parkway NW
Suite 350
Boca Raton, FL 33487
(561) 922-5361(Direct)
smorales@florida-legal.net



GREENFIELD
LAW GROUP, P.A.

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.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any plan or arrangement addressed herein.

"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.