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May 1, 2023



CITY OF SAINT PAUL
15 WEST KELLOGG BLVD.
SAINT PAUL, MN 55102

Property Address: 901 FULLER AVENUE
SAINT PAUL, MN 55104

Dear Sir or Madam:

SPS has received a code violation notice for the above referenced property. Following our review of this notice, SPS has determined that the property is neither owned by SPS nor is it a Real Estate Owned (REO) property that SPS is marketing on behalf of one of its clients.

If the property is the collateral for a loan that is serviced by SPS, we have forwarded your notice to the homeowner so that it can be addressed by the homeowner. If the property is the collateral for a loan that was previously serviced by SPS and was transferred to another servicer, we have forwarded your notice to the successor servicer so that it can be addressed.

SPS is committed to partnering with you to preserve the integrity of your community. In this case, because we do not have an ownership interest in the property, SPS is not able to take independent action to correct the violations set forth in your notice.

If you have any questions or concerns, please contact our Code Violations Department. Our toll-free number is 888-349-8964, and representatives are available Monday through Friday between the hours of 8 a.m. and 5 p.m. Mountain Time.

Sincerely,

Select Portfolio Servicing, Inc.

Encl: Notice of Code Violation

10302 409

10302 409



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL

100 CITY HALL
15 WEST KENYON AVE
SAINT PAUL, MN 55102-1412
MARCO MARINO, City Manager
PHONE: (612) 228-3355 FAX: (612) 228-3374

April 14, 2023

Greenfield Law Group, PA
2255 Gladis Rd, Suite 324-A
Boca Raton FL 33431

Towd Point Mortgage Trust,
US Bank NA, as trustee
c/o Select Portfolio Servicing
3217 Decker Lake Dr
West Valley City UT 84119-23284

VIA MAIL & EMAIL: greenfield@florida-
leygal.net

VIA MAIL

Marco Landoni
Ohio Center for Energy and Environment
212 3rd Street N Suite 560
Minneapolis MN 55401

Safeguard Properties
7887 Safeguard Circle
Valley View OH 44125

VIA MAIL

VIA EMAIL: mlandoni@umccet.org

Re: Remove or Repair of the Structure at 901 FULLER AVENUE

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on April 11, 2023 Legislative Hearing Officer Marcia McLeod continued the matter to Legislative Hearing on Tuesday, April 25, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion.

By no later than close of business Friday, April 21, 2023 the \$5,000 Performance Deposit must be posted. This a basic requirement to continue discussing the matter and is refundable upon completion of the project, or should the property be demolished it can be request back in writing. I have attached the form for your reference.

For your reference, the following items must (eventually) be completed before receiving a grant of time from the City Council to rehabilitate the property:

1. apply for a Code Compliance inspection with the Department of Safety & Inspections
The code compliance application must include lock box code and box must be attached to door for use;
2. If a third party is intending to rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing

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Officer. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated.**

3. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$100,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case-by-case basis;
4. **submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued; and**
5. **submit work plan, sworn construction statement, or scope of work.** This should include signed subcontractor bids and a **schedule** for completion of the project; and
6. **the property must be maintained.**

The Code Compliance and performance deposit forms can be found online here: <https://www.sfpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. Samples of these documents will be sent at a later date, if you would like them sooner please let me know.

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: \$5,000 Performance Deposit form

c: Rehabilitation & Removal staff
Paul Weingarten via email: paul@ruiocesotamortgagelaw.com