

Jim J. Young

From: George Wallace
Sent: Wednesday, August 17, 2016 3:26 PM
To: Jim J. Young; James K. Scholl
Subject: FW: 205 Virginia Street

Importance: High

See below

From: David Van Loon [mailto:david@hvl-law.com]
Sent: Wednesday, August 17, 2016 11:49 AM
To: George Wallace <gwallace@cityofkeywest-fl.gov>
Subject: RE: 205 Virginia Street
Importance: High

George:

In May we were given a figure of \$89,657.85, which appears to be the face value of the liens. We would request that the liens be reduced to face value and we can then pay that amount.

This property, which is valued at about \$240,000.00 by the property appraiser, currently has about \$216,000.00 in liens which are accruing daily.

We were finally able to get an offer in which was accepted by all 42 heirs as well as approved by the Court. It was not easy to get an offer in which someone was willing to close once they realized they had to probate the property and contact and get approval from all of the heirs, etc. when we petitioned the Court for approval of the sale, we presented in our petition the \$89k figure as the City Lien.

If we are required to pay the full value of the liens that you provided me below, both the Seller (which has no money) would have to come to the table with about \$26,000.00 and the buyer would have to pay an additional 25,000.00 to cover all of the liens. This will cancel the deal and we would be at square one again.

Therefore, would the City accept the face value of \$89,657.85?

Thank you.

David Van Loon, Esquire
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, Florida 33040
Telephone (305) 296-8851
Facsimile (305) 296-8575
david@hvl-law.com

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Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting a debt

PLEASE NOTE: Due to the new requirements as stated in the new FAR/BAR contract and the increased activity of Fraud, effective immediately, all closing funds from Buyers, Sellers must be in the form of a wire. Wiring instructions will be provided.

Thank you

From: George Wallace [<mailto:gwallace@cityofkeywest-fl.gov>]
Sent: Tuesday, August 16, 2016 1:16 PM
To: David Van Loon <david@hvl-law.com>
Cc: James K. Scholl <jscholl@cityofkeywest-fl.gov>; Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Mark Finigan <mfinigan@cityofkeywest-fl.gov>; Shawn D. Smith <sdsmith@cityofkeywest-fl.gov>
Subject: RE: 205 Virginia Street

David:

The payoffs below are as of 7/31/16.

1. \$59,162.24 with a daily per diem of 8.27 thereafter
2. \$ 81,378.25 with a daily per diem of 11.37 thereafter
- 3.

Any adjustment to the payoff would have to be approved by the City Commission.
Let me know if you want to make a specific offer for less.

Thanks
George

From: David Van Loon [<mailto:david@hvl-law.com>]
Sent: Monday, August 15, 2016 1:27 PM
To: George Wallace <gwallace@cityofkeywest-fl.gov>
Subject: 205 Virginia Street

George:

My firm has been working on clearing title and getting the above referenced property sold.

We finally have court approval to sell the property and are now working on paying off all of the liens.

I have two liens from the City of Key West that need to be paid:

1. The first lien has a face value of \$37,757.85 and is filed at Book 2420, Page 1192.
2. The second lien has a face value of \$51,900.00 and is filed at Book 2420, Page 1198

Would you please provide me with the current payoff on these two liens and if possible provide me with any negotiated amount that can come off of the loan if we are able to close within 30 days and get the City paid.

Thank you.

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