

----- Original message -----

From: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Date: 1/30/20 3:43 PM (GMT-05:00)
To: "Shawn D. Smith" <sdsmith@cityofkeywest-fl.gov>
Subject: FW: Estate of Roberta S. Fine Lien Mitigation for 1075 Duval Square C-14

Shawn,

I went through all of the various attachments from Marci regarding this issue. There are approximately \$267.7k in outstanding IRS liens that need to be satisfied that are superior to our code lien of \$379k. The sale of the property is under contract for \$335k due to close tomorrow on the 31st. Although there is no appraisal as this is a cash deal, there is a comparative market analysis that puts the contract price in line with the current valuations. The underlying 1st mortgage is \$170k; which will be satisfied at the closing table. That leaves approximately \$165k to satisfy the \$267.7k IRS lien, which I am told the IRS is willing to accept to satisfy the debt. The City's lien is in the amount of \$379k would be inferior, and there will not be any assets left to collect from after closing tomorrow.

Ron

From: squirerose@aol.com <squirerose@aol.com>
Sent: Thursday, January 30, 2020 12:46 PM
To: squirerose@aol.com; Shawn D. Smith <sdsmith@cityofkeywest-fl.gov>; Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: Re: Estate of Roberta S. Fine Lien Mitigation for 1075 Duval Square C-14

Ron:
Please find attached partial release and resolution, liens, claims in the estate and the current payoff regarding Roberta S. Fine.
Call if you have any questions.
Kindly,
Marci Rose
305 293 1881 work
305 304 6832 cell

In a message dated 1/29/2020 8:28:51 PM Eastern Standard Time, squirerose@aol.com writes: