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May 1, 2023



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

RECEIVED  
MAY 18 2023  
CITY CLERK

**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







**CITY OF SAINT PAUL**

**OFFICE OF THE CITY COUNCIL**

100 WEST WASHINGTON AVENUE  
SAINT PAUL, MINNESOTA 55102-1000

Phone: (612) 224-2000 FAX: (612) 224-2001  
TDD: (612) 224-2002

April 14, 2023

Chemtreat Law Group, PA  
2355 Oakley Rd, Suite 304-A  
Boca Raton, FL 33433

VIA MAIL & EMAIL greenfield@bentley.com  
greenfield

Marcus J. Sanders  
Attorney at Law  
2125 1st Street N, Suite 500  
Minneapolis, MN 55401

VIA EMAIL: mjsanders@marcusjanders.com

VIA MAIL

Safeguard Properties  
7887 Ashland Circle  
Valley View, OH 44128

First Point Mortgage Trust  
US Bank NA as trustee  
600 Nelson Parkway, Suite 200  
West Valley City, UT 84110-1224

VIA MAIL

Re: Resolution of the City Council on the Structure of WILSON LEE AVENUE

Dear Interested Parties:

This is to inform that at the Legislative Hearing on April 11, 2023, Legislative Hearing Office of  
Mayor Melvin Carter confirmed the matter to Legislative Hearing on Tuesday, April 25, 2023 at  
9:00 am in room 120 City Hall, Minneapolis for further discussion.

By 10:00 am, please close all business Friday, April 21, 2023 the \$5,000 Performance Deposit  
must be posted. This is a basic requirement to continue discussing the matter and is refundable  
upon completion of the process, 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 title from the City Council to relocate the property:

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

2023

cc: submitted to Council April 14, 2023



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.sfpd.net/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@minnesotamortgage.com