

## Mai Vang

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**From:** Bonnie <Bonnie@TangleTownRealty.com>  
**Sent:** Friday, March 24, 2023 2:41 PM  
**To:** 'Dominique Stryker'  
**Subject:** RE: Property is vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Dominique,

We went to post the property and the vehicle today and someone answered the door.

The occupant said they know who owns the car and will let them know it has to be removed.

Thank you.

## Bonnie Erickson

REO Coordinator, REALTOR

TANGLETOWN REALTY

MANA HOLDINGS GROUP

The Angela Larson - REO Team

1705 Marion St., Roseville, MN 55113

Ph: 651-389-4712

Fax: 651-203-1830

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**\*\*Due to volume and documentation purposes, we prefer email for all communications\*\***



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**From:** Dominique Stryker  
**Sent:** Friday, March 24, 2023 1:32 PM  
**To:** Bonnie <Bonnie@TangleTownRealty.com>  
**Subject:** RE: Property may be vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Hello,

**Since we are new to your company, please send written instructions regarding the agent's responsibility for rekey, trash out, utilities and how reimbursements are handled.** If you have companies you recommend for these items please forward them or get quotes and forward the quotes to me as we pay the vendors directly so it avoids reimbursements/ comingled funds.

**We are not sure the property is vacant. The Department of Safety and Inspections has a follow up inspection scheduled for 3/28/23 at 2 PM .** No problem we will send another servicer there to determine vacancy.

**Regarding electric usage: checking the meter does not determine vacancy. The electric company cannot shut off the electricity before 4/30/23 as Minnesota has a cold weather rule that prevents the loss of heat for non-payment of**

**bills. We assume the heat is still on which will continue electric and gas usage even if vacant. The amount of snow and ice between the alley and the meter makes walking up to the meter dangerous.** I understand and thank you for the update.

**The water meter is inside the building and we have no access.** I understand and thank you for letting me know.

**We seldom have abandoned vehicles so don't have a recommended towing company.** Ok let's post the vehicle and see

**We will post the property tomorrow as well as the car in the hopes someone will remove the car without it being towed. We have encountered neighbors storing cars on vacant properties and once posted, they quickly move their vehicles.** Yes 9 out of 10 it is usually a neighbor. If no response in 7-10 days I will call a towing company.

Sincerely,

*Dominique Stryker*

**REO Manager**

**Trinity Financial Holdings, LLC**

**Cell Phone:** (561) 446-0552

**Phone:** (844) 868-8173

[dstryker@trinityfs.com](mailto:dstryker@trinityfs.com)

**Correspondence address** – Trinity Financial Holdings, LLC at 4521 PGA Blvd., Suite 258, Palm Beach Gardens, FL 33418



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**From:** Bonnie <[Bonnie@TangleTownRealty.com](mailto:Bonnie@TangleTownRealty.com)>

**Sent:** Thursday, March 23, 2023 3:07 PM

**To:** Dominique Stryker <[dstryker@trinityfs.com](mailto:dstryker@trinityfs.com)>

**Subject:** RE: Property may be vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Dominique,

Since we are new to your company, please send written instructions regarding the agent's responsibility for rekey, trash out, utilities and how reimbursements are handled.

We are not sure the property is vacant. The Department of Safety and Inspections has a follow up inspection scheduled for 3/28/23 at 2 PM .

Regarding electric usage: checking the meter does not determine vacancy. The electric company cannot shut off the electricity before 4/30/23 as Minnesota has a cold weather rule that prevents the loss of heat for non-payment of bills. We assume the heat is still on which will continue electric and gas usage even if vacant. The amount of snow and ice between the alley and the meter makes walking up to the meter dangerous.

The water meter is inside the building and we have no access.

We seldom have abandoned vehicles so don't have a recommended towing company.

We will post the property tomorrow as well as the car in the hopes someone will remove the car without it being towed. We have encountered neighbors storing cars on vacant properties and once posted, they quickly move their vehicles.

Thank you.

## Bonnie Erickson

REO Coordinator, REALTOR

TANGLETOWN REALTY

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1705 Marion St., Roseville, MN 55113

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**From:** Dominique Stryker

**Sent:** Thursday, March 23, 2023 8:45 AM

**To:** Bonnie <[Bonnie@TangleTownRealty.com](mailto:Bonnie@TangleTownRealty.com)>

**Subject:** RE: Property may be vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Great! Were you able to check the water/ electrical meters by chance? I have attached a door posting document. If we could post the door and check the water/electrical meters. We will give it a week to make sure it is vacant then, we can have it rekeyed and put a lockbox on so it can be ready to go. In the meantime, the city wants the trash out front to be removed and have given us a 30 day time frame to complete it. I have two companies giving quotes but if you have an junk removal recommendations please let me know. Also, is there a towing company you recommend to call to have the vehicle removed?

Sincerely,

*Dominique Stryker*

REO Manager

Trinity Financial Holdings, LLC

Cell Phone: (561) 446-0552

Phone: (844) 868-8173

[dstryker@trinityfs.com](mailto:dstryker@trinityfs.com)

Correspondence address – Trinity Financial Holdings, LLC at 4521 PGA Blvd., Suite 258, Palm Beach Gardens, FL 33418



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**From:** Bonnie <[Bonnie@TangleTownRealty.com](mailto:Bonnie@TangleTownRealty.com)>  
**Sent:** Wednesday, March 22, 2023 6:43 PM  
**To:** Dominique Stryker <[dstryker@trinityfs.com](mailto:dstryker@trinityfs.com)>  
**Subject:** RE: Property may be vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Dominique,

We visited the property today around noon.

We knocked hard several times with no response from inside. When we were there previously there were several adults in the property and a couple children. We could not hear anything from inside today nor did we see someone peeking out the window.

There is still debris bagged at the curb but no furniture. Behind the unit is a car with a smashed front windshield.

The exterior of the unit shows need of much repair. There are shingles missing from the roof and damaged windows and screens.

Photos are attached for your review.

Thank you.

**Bonnie Erickson**

REO Coordinator, REALTOR

TANGLETOWN REALTY

MANA HOLDINGS GROUP

The Angela Larson - REO Team

1705 Marion St., Roseville, MN 55113

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**From:** Dominique Stryker  
**Sent:** Tuesday, March 21, 2023 12:52 PM  
**To:** [tangletownreo@gmail.com](mailto:tangletownreo@gmail.com)  
**Cc:** REO Trinity Financial Services FH <[REO@trinity-fh.com](mailto:REO@trinity-fh.com)>  
**Subject:** Property may be vacant 1008 CARROLL AVE, SAINT PAUL, MN 55104

Hello,

This property may be vacant now as the city flagged us for trash/ furniture left on the front yard. Could you please do an occupancy check on this one? We need to know if we can re-key it and have this one ready to go.

Sincerely,

*Dominique Stryker*

REO Manager

Trinity Financial Holdings, LLC

Cell Phone: (561) 446-0552

Phone: (844) 868-8173

[dstryker@trinityfs.com](mailto:dstryker@trinityfs.com)

**Correspondence address** – Trinity Financial Holdings, LLC at 4521 PGA Blvd., Suite 258, Palm Beach Gardens, FL 33418

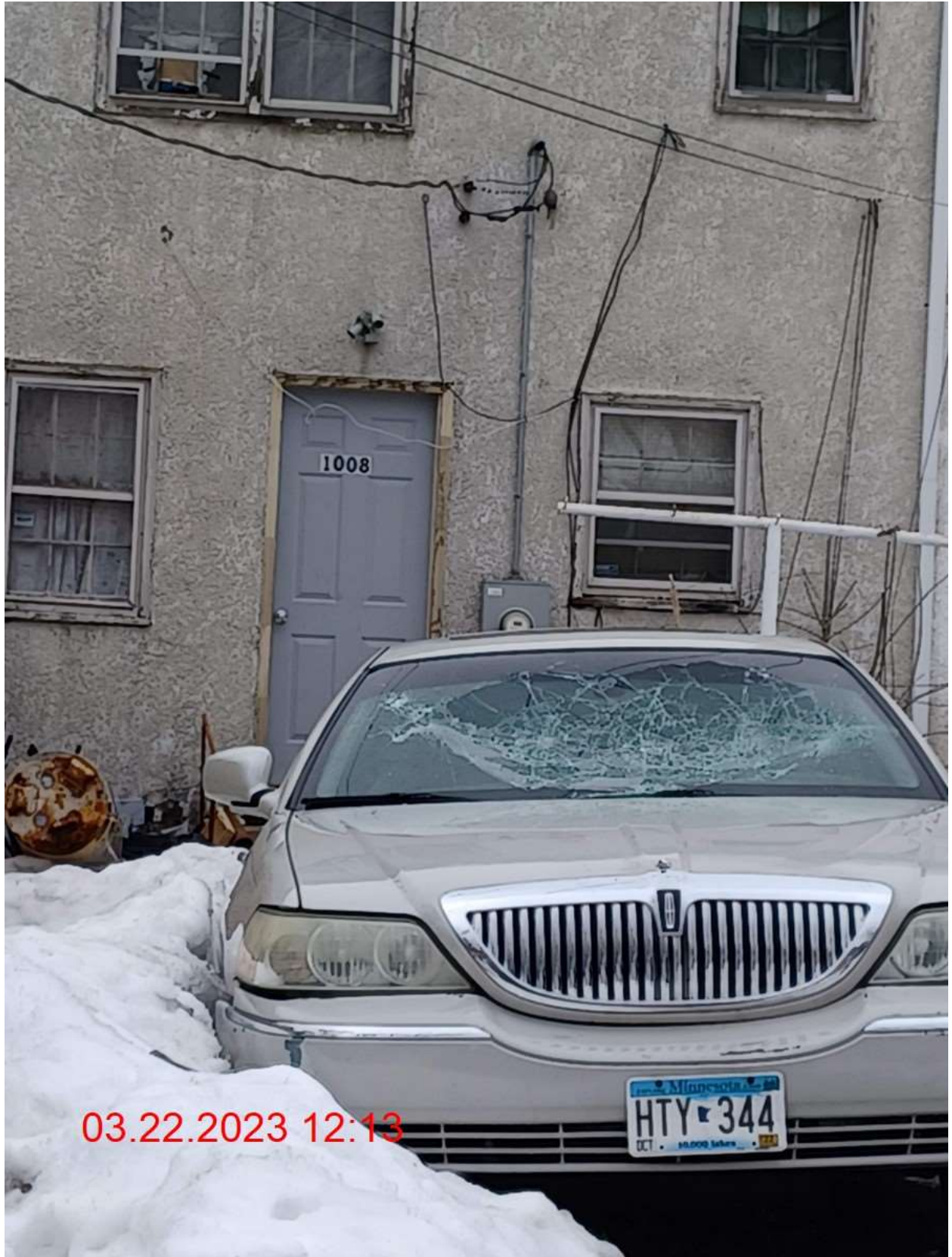


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04.27.2023 13:13

1008 Carroll Ave. Photo 3-22-23



1008 Carroll Ave.Photo 2/6/23



1008 Carroll Ave.Photo 2/6/23

