

From: LauraGetsReal@gmail.com [mailto:lauragetsreal@gmail.com]

Sent: Friday, January 13, 2017 2:15 PM

To: April Lupnitz <ALupnitz@rmsnav.com>

Subject: Re: Initial BPO Request - Property #1036254: 146 Dakota Drive, Clyde, NC 28721

①

②

Good afternoon,

I will attempt to access this property again. I have been leaving notes on my weekly inspection that the road is impassable due to there being no gravel at all , huge ruts and there are 2 pit bulls who ran me back to my car upon trying to walk to it. If I still cannot access it I will let you know.

TY!

Laura Holland *e-Pro*
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive
Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508

www.LauraGetsReal.com

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www.ncrec.state.nc.us/pdf/brochures/WorkingwAgents.pdf

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Laura Holland <lauragetsreal@gmail.com>

Initial BPO Request - Property #1036254: 146 Dakota Drive, Clyde, NC 28721

3 messages

alupnitz@rmsnav.com <alupnitz@rmsnav.com>
Reply-To: alupnitz@rmsnav.com
To: lauragetsreal@gmail.com

Fri, Jan 13, 2017 at 2:25 PM



To: Laura Holland
From: April Lupnitz
Prop. SKey: 1036254
Due: January 18, 2017

Property Address:
146 Dakota Drive
Clyde, NC 28721

Please submit a Broker Price Opinion (BPO) for this property no later than January 18, 2017. Submit the BPO by logging in to REOcentral, accessing this property and submitting the requested information in the BPO Timeline.

If you have any questions on this request, please call me at (281) 719-1738.

Regards,

April Lupnitz
RMS Asset Management Solutions, LLC
a Division of Reverse Mortgage Solutions, Inc.
14405 Walters Road, Ste 200
Houston, TX 77014
Toll free: 1-800-963-4719
Toll free Fax: 1-866-439-7648

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: alupnitz@rmsnav.com

Fri, Jan 13, 2017 at 3:14 PM

3

15

Good afternoon,

I will attempt to access this property again. I have been leaving notes on my weekly inspection that the road is impassable due to there being no gravel at all , huge ruts and there are 2 pit bulls who ran me back to my car upon trying to walk to it. If I still cannot access it I will let you know.

TY!

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Laura Holland <lauragetsreal@gmail.com>

Automatic reply: Initial BPO Request - Property #1036254: 146 Dakota Drive, Clyde, NC 28721

1 message

April Lupnitz <ALupnitz@rmsnav.com>

Fri, Jan 13, 2017 at 3:15 PM

To: "LauraGetsReal@gmail.com" <lauragetsreal@gmail.com>

I am out of the office and will return on Monday, January 16. Your email has been forwarded to Nick Herandez and he will address. Please do NOT send Nick a duplicate email.

Thank you,
April Lupnitz

www.ncrec.state.nc.us/pdf/brochures/WorkingwAgents.pdf

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[Quoted text hidden]

From: LauraGetsReal@gmail.com [mailto:lauragetsreal@gmail.com]

Sent: Monday, January 16, 2017 9:35 AM

To: April Lupnitz <ALupnitz@rmsnav.com>

Subject: 1036524, 146 Dakota Drive



Good morning April,

I finally managed to borrow a vehicle capable of getting to this home.

The previous owner Mr. Ramey, is currently living below the subject trailer in a single wide, but the livestock, horses, pigs and pit bulls are still roaming freely on the subject property which will make it very difficult for any body who wants to view the home.

I showed him the serial view of the property which shows that the single wide he is living in is actually on the subject property. He argues that he has a survey that removed that portion from the main subject tract and that he has a right to be there.

I was going to go to the courthouse today to see if I could get clarification but of course they are not open today so will go tomorrow.

If you have any records of a portion being taken out of the subject 3.35 acres then please let me know.

Also I am working on the BPO, but I need to be fully aware of what goes with the subject etc., so please assist!

The subject double wide is not livable and there are many issues involved so can I get an extension on the BPO until I have verification

of exactly what is and is not on the subject lot?

I have scheduled Wednesday at 1pm to meet with the appraiser.

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive
Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508

www.LauraGetsReal.com

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www.ncrec.state.nc.us/pdf/brochures/WorkingwAgents.pdf

April Lupnitz <ALupnitz@rmsnav.com>

Tue, Jan 17, 2017 at 2:28 PM

To: "LauraGetsReal@gmail.com" <lauragetsreal@gmail.com>

6

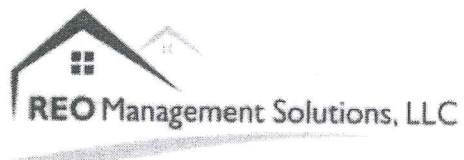
19

I saw your note about the borrower residing on the property and I am trying to obtain a survey or FCL appraisal to determine.

Thank you,

April Lupnitz

Asset Manager



281.719.1738 (direct)

M Gmail

Laura Holland <lauragetsreal@gmail.com>

1036254 , 146 Dakota Drive

1 message

April Lupnitz <ALupnitz@rmsnav.com>

Tue, Jan 17, 2017 at 2:38 PM

To: "LauraGetsReal@gmail.com" <lauragetsreal@gmail.com>

Cc: Rosalba Gamboa <Rosalba.Gamboa@rmsnav.com>

Rosie,

Per the agent, there is livestock, horses, pigs and pit bulls are still roaming freely on the subject property. I believe this will need a PPE. Please advise.

Thank you,

April Lupnitz

Asset Manager



281.719.1738 (direct)

8

21

To: Laura Holland

From: April Lupnitz

Prop. SKey: 1036254

Due: January 18, 2017

Property Address:

146 Dakota Drive
Clyde, NC 28721

Please submit a Broker Price Opinion (BPO) for this property no later than January 18, 2017. Submit the BPO by logging in to REOcentral, accessing this property and submitting the requested information in the BPO Timeline.

If you have any questions on this request, please call me at (281) 719-1738.

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[Quoted text hidden]

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: Martin Luna <MLuna@rmsnav.com>

Fri, Mar 17, 2017 at 9:42 AM

9

3

Thank you for the notice, I will be there! The locks have already been changed on the main residence. Which locks are going to be changed this time? Is it the single wide on the property?

Laura Holland *e-Pro*
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive

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From: Michael Spicer [mailto:mospicer@albertellilaw.com]
Sent: Thursday, March 16, 2017 12:12 PM
To: Eviction Lockouts <EvictionLockouts@rmsnav.com>
Cc: Jessica Hatfield <jhatfield@albertellilaw.com>; 'lauragetsreal@gmail.com' <lauragetsreal@gmail.com>
Subject: LOCKOUT SCHEDULED - RMS# 1036254

10 2

Good afternoon,

This email is to notify you that the Haywood County Sheriff has scheduled the Lockout for this matter for March 21, 2017 at 8:30am. Please make sure that an agent is there on your behalf.

If you should have any questions or concerns, please feel free to contact me.

Cordially,

Mike

Michael Spicer
Managing Attorney, NC
Default



205 Regency Executive
Park Drive

Suite 100

Charlotte, NC 28217

Tel: (704) 970-0391

Tel 2: 813-221-4743 x.
1575

Fax: (704) 970-0392

Email:
mospicer@albertellilaw.com

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LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: Michael Spicer <mspicer@albertellilaw.com>

Thu, Mar 16, 2017 at 2:10 PM



Thank you, I will be there!

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive
Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508
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[Quoted text hidden]

LOCKOUT SCHEDULED 03/21/2017- RMS# 1036254_Property Address: 146 Dakota Drive City, State Zip: Clyde, NC 28721

2 messages

Martin Luna <MLuna@msnav.com> Thu, Mar 16, 2017 at 6:40 PM
To: "jhatfield@albertellilaw.com" <jhatfield@albertellilaw.com>
Cc: "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

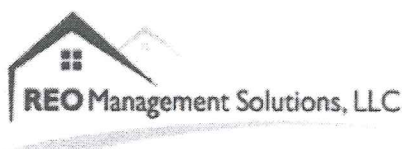
This is to acknowledge receipt of lockout instructions for the, 03/21/2017 lockout at 8:30am

Our preservation company NFN will provide locksmith.

Agent, You are to attend as our representative and to advise of any issues.

Thank You in Advance

Martin Luna
Eviction and Redemption Team Lead



REO Management Solutions, LLC
a Division of Reverse Mortgage Solutions, Inc.
5222 Cypress Creek Parkway, Suite 100 Houston, TX 77069
Office: 281-719-1710
Email: mluna@msnav.com

Marie Oneal <moneal@albertellilaw.com>

Tue, Mar 21, 2017 at 1:20 PM

5

To: Michael Spicer <mspicer@albertellilaw.com>, "EvictionLockouts@rmsnav.com" <EvictionLockouts@rmsnav.com>

Cc: Jessica Hatfield <jhatfield@albertellilaw.com>, "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

13

Please provide an update on the eviction thanks



Marie Oneal | Eviction Specialist

O: (813) 221-4743 ext. 2467 F: (813) 221-9171

E: moneal@alaw.net |

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From: Michael Spicer

Sent: Thursday, March 16, 2017 1:12 PM

To: 'EvictionLockouts@rmsnav.com' <EvictionLockouts@rmsnav.com>

Cc: Jessica Hatfield <jhatfield@albertellilaw.com>; 'lauragetsreal@gmail.com' <lauragetsreal@gmail.com>

Subject: LOCKOUT SCHEDULED - RMS# 1036254

14

11

[Quoted text hidden]

Michael Spicer <mspicer@albertellilaw.com>

Tue, Mar 21, 2017 at 1:47 PM

To: Marie Oneal <moneal@albertellilaw.com>, "EvictionLockouts@rmsnav.com" <EvictionLockouts@rmsnav.com>

Cc: Jessica Hatfield <jhatfield@albertellilaw.com>, "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

Good afternoon Marie,

The lockout has been completed, per the Sheriff's Office.

Cordially,

Mike

Michael Spicer
Managing Attorney, NC
Default

205 Regency Executive
Park Drive

Suite 100

Charlotte, NC 28217

Tel: (704) 970-0391

Tel 2: 813-221-4743 x.
1575

Fax: (704) 970-0392

Email:
mspicer@albertellilaw.com



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From: Marie Oneal
Sent: Tuesday, March 21, 2017 1:20 PM
To: Michael Spicer <mspicer@albertellilaw.com>; 'EvictionLockouts@rmsnav.com' <EvictionLockouts@rmsnav.com>
Cc: Jessica Hatfield <jhatfield@albertellilaw.com>; 'lauragetsreal@gmail.com' <lauragetsreal@gmail.com>
Subject: RE: LOCKOUT SCHEDULED - RMS# 1036254

[Quoted text hidden]

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: Michael Spicer <mspicer@albertellilaw.com>

Tue, Mar 21, 2017 at 2:05 PM

Good afternoon,

The lock out is complete for 146 Dakota Drive. The lock box is installed on the front door.

Thank you, Laura.

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive
Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508
www.LauraGetsReal.com

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[Quoted text hidden]

Eviction Lockouts <EvictionLockouts@rmsnav.com>

Tue, Mar 21, 2017 at 4:38 PM

13

To: Michael Spicer <mspicer@albertellilaw.com>, Marie Oneal <moneal@albertellilaw.com>, Eviction Lockouts <EvictionLockouts@rmsnav.com>

16

Cc: Jessica Hatfield <jhatfield@albertellilaw.com>, "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

The 03/21/2017 lockout is completed the property is to be posted for 7 days when expire the close and bill will be sent.



Laura Holland <lauragetsreal@gmail.com>

Urgent request_Property SKey:1036254 - 146 Dakota Drive, Clyde, NC, 28721

3 messages

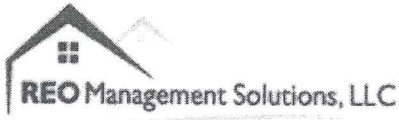
Martin Luna <MLuna@msnav.com>
To: "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

Fri, Mar 24, 2017 at 2:04 PM

Clarify what happened at the lockout this morning.?

Martin Luna

Eviction and Redemption Team Lead



REO Management Solutions, LLC

a Division of Reverse Mortgage Solutions, Inc.

5222 Cypress Creek Parkway, Suite 100 Houston, TX 77069

Office: 281-719-1710

Email: mluna@msnav.com

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: Martin Luna <MLuna@rmsnav.com>

Fri, Mar 24, 2017 at 2:48 PM

18

The sheriff was there to witness the rekey on 146 Dakota. The lock box is on the front door.

There was minor confusion over the single wide that, according to the tax records is also on the subject property. The new deed shows that a portion was removed from the subject tract and I am currently trying to obtain a survey showing exactly where the new lines are located as there is no online record that I can get a hold of.

I have not yet received it from the surveyor.

The previous owners were notified that they had 7 days to remove any items that they might want so I am going back next week to allow them to retrieve any thing they may want.

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive

Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508
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[Quoted text hidden]

19

8

The surveyor has just sent me this plat drawing, it shows where the single wide has been removed from the original lot. This means that it is no longer on the subject property even though the Haywood County Courthouse does not show it on the online records

The lock out is complete and the paperwork matches the deed.

Thank you!

Laura Holland *e-Pro*
Realtor/Broker/Owner
Four Seasons Realty Group
4752 Pisgah drive
Canton NC 28716
828 648 2970 / fax 828 333 5529 /cell 828 508 5508
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[Quoted text hidden]

 146DakotaSurveyNew.pdf
500K

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: Martin Luna <MLuna@rmsnav.com>

Mon, Mar 27, 2017 at 9:40 AM

(20) (22)

The surveyor has just sent me this plat drawing, it shows where the single wide has been removed from the original lot. This means that it is no longer on the subject property even though the Haywood County Courthouse does not show it on the online records

The lock out is complete and the paperwork matches the deed.

Thank you!

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
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[Quoted text hidden]

 **146DakotaSurveyNew.pdf**
500K



Laura Holland <lauragetsreal@gmail.com>

Property SKey:1036254 - 146 Dakota Drive, Clyde, NC, 28721

2 messages

April Lupnitz <ALupnitz@msnav.com>
To: "lauragetsreal@gmail.com" <lauragetsreal@gmail.com>

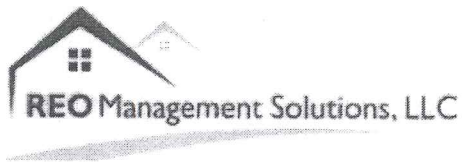
Mon, Apr 10, 2017 at 3:58 PM

Before we proceed with the offers we need 2 bids for a survey. Please provide 2 bids reflecting the amount and time to deliver.

Thank you,

April Lupnitz

Asset Manager



5222 Cypress Creek Parkway, Ste. 100

Houston, TX 77069

281.719.1738 (direct)

281.719.1605 (fax)

LauraGetsReal@gmail.com <lauragetsreal@gmail.com>
To: April Lupnitz <ALupnitz@msnav.com>

Mon, Apr 10, 2017 at 4:49 PM

There has just been a survey, recently recorded at the courthouse. see attached.

It was done to remove a portion of the original tract. I was never informed and that is why the former owners have now issued a legal complaint toward me. There is also a new deed that I was not made aware of either which references this survey.

I was working off of the old deed and aerial view when we went for the eviction and so it caused a world of trouble because I was completely unaware that it had been re-surveyed and a portion had been removed. As soon as I read the new deed I realized what had happened and sent the new deed to Martin Luna on March 24th.

I am, however, now being blamed for almost having them evicted, even though I have asked for assistance in this case and received no new information. I believe that the courthouse might also share blame by not uploading the new information in a timely manner.

See the attached new survey and new deed.

Laura Holland e-Pro
Realtor/Broker/Owner
Four Seasons Realty Group
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