

Garcia, Adolfo

From: alp@alp-law.com
Sent: Tuesday, January 14, 2020 6:02 PM
To: Suarez, Cristina; Garcia, Adolfo
Cc: Cutie, Ivonne
Subject: Re: 1013 Castile Ave - third report (covering Nov 2019)

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cristina and Adolfo:

The Receiver just informed me that the fence contractor he hired says he will replace the temporary fence and correct the sand violation tomorrow. The contractor pulled the fence permit today. I will keep you posted on the proposed agreed order that I sent to the Respondents.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
mobile (305) 333-0467
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Tuesday, January 14, 2020 at 5:47 PM
To: "Cristina M. Suárez" <csuarez@coralgables.com>
Subject: Re: 1013 Castile Ave - third report (covering Nov 2019)

Dear Cristina:

Please find the most recent pleadings attached. I will also forward you the email regarding the proposed order.

As a summary of the status of the case:

- . The CEB entered an order against the owner and fines of \$500 per day have been running since 1-15-19 and are now in excess of \$180,000.
- . The City filed an injunction action against the owner on July 8, 2019. When the owner did not comply with the Court's injunction, the Court appointed a Receiver to do so.
- . The Receiver requested bids from contractors to finish the house and he requested an appraisal. After examining both, he determined that there is not enough equity in the property to hire contractor and pay him with liens that would be superior to the two mortgages.
- . A hearing in the junction is set on 1-22-20, on the Receiver and City's motions modify the injunction order to add the mortgagees and to expedite the foreclosure.
- . The City and the mortgagee expect that the first mortgagee will acquire title at the foreclosure sale and will complete house and sell it to a willing buyer who will live in it, at which point the Court can release the Receiver and the City can dismiss its action.
- . The Receiver will maintain the property in meantime to ensure that no new code violations arise.

Thanks!

Very truly yours,

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From: "Cristina M. Suárez" <csuarez@coralgables.com>
Date: Tuesday, January 14, 2020 at 5:23 PM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: RE: 1013 Castile Ave - third report (covering Nov 2019)

Alex:

I do not believe I have the filed versions. Please send to me before tomorrow morning.

Thanks,
Cristina

Cristina M. Suárez
Deputy City Attorney & City Prosecutor

City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Main Phone: (305) 460-5218
Direct Dial: (305) 476-7231
Email: csuarez@coralgables.com



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From: Suarez, Cristina
Sent: Thursday, December 19, 2019 4:56 PM
To: alp@alp-law.com
Subject: RE: 1013 Castile Ave - third report (covering Nov 2019)

Thank you, Alex. Please file and proceed as discussed.

Thanks,
Cristina

Cristina M. Suárez
Deputy City Attorney & City Prosecutor

City of Coral Gables
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Coral Gables, Florida 33134
Main Phone: (305) 460-5218
Direct Dial: (305) 476-7231
Email: csuarez@coralgables.com



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From: alp@alp-law.com <alp@alp-law.com>
Sent: Wednesday, December 11, 2019 12:29 PM
To: Suarez, Cristina <csuarez@coralgables.com>
Subject: 1013 Castile Ave - third report (covering Nov 2019)

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cristina:

Please find attached the proposed report covering last month and the receiver’s invoice for your review and approval. Please note that I would like to file the report by this Friday, but the reports are not actually due until the 20th of each month.

Please call me to discuss.

Thanks!

Very truly yours,

Alexander L. Palenzuela
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