Fw: [EXTERNAL] Re: Angela Freiner



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| |  | | --- | | **Larry Mass <laurencedmass@att.net>** | | Tue, May 4, 1:10 PM |  |  |
| |  | | --- | | to Evita, me | | | |

Evita and Angela

See below.  Angela please let us know whether you are behind in your payments and provide proof.  If you believe you can purchase the home, please let me know is someone will be helping you with the purchase.  Thanks

Larry

Laurence D. Mass, Attorney at Law

230 S. Bemiston Ave., Suite 1200

St. Louis, Missouri 63105

Phn: (314) 862-3333 ext. 20

Fax: (314) 862-0605

e-mail: [laurencedmass@att.net](mailto:laurencedmass@att.net)

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**From:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>

**To:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>

**Sent:** Tuesday, May 4, 2021, 01:07:53 PM CDT

**Subject:** Re: [EXTERNAL] Re: Angela Freiner

I am asking what he would sell for.   Please let me know.  Thanks

Larry

Laurence D. Mass, Attorney at Law

230 S. Bemiston Ave., Suite 1200

St. Louis, Missouri 63105

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On Tuesday, May 4, 2021, 12:47:39 PM CDT, McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)> wrote:

Larry:

Are you asking what he would sell it for?

Ms. Freiner is in arrears $1,350 on her rent and I don’t think that includes May.

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| **Patrick McLaughlin**  Attorney at Law Spencer Fane LLP |
|  |
| 1 North Brentwood Boulevard, Suite 1000 | St. Louis, MO 63105 Main: 314.863.7733  Direct: 314.333.3906  Cell: 314.814.0436  [pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com) | [spencerfane.com](http://www.spencerfane.com/) |

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**From:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>  
**Sent:** Monday, May 3, 2021 8:43 AM  
**To:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>  
**Subject:** [EXTERNAL] Re: Angela Freiner

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Patrick

What is your client asking for the property (the house)?

Larry

Laurence D. Mass, Attorney at Law

230 S. Bemiston Ave., Suite 1200

St. Louis, Missouri 63105

Phn: (314) 862-3333 ext. 20

Fax: (314) 862-0605

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On Thursday, April 29, 2021, 03:40:50 PM CDT, McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)> wrote:

Larry:

Greetings.  We spoke last Friday and you asked me to email you on this on Monday, but the week just got away from me.

In any event, my client, Ned Hendrixson, is the owner/landlord and he wants the property back, which is why he sent the notice of termination of the month-to-month. It is nothing personal or anything like that.  He is willing to give her time to move and find a new place.  He’s hoping she can be out by June 1.  Can you see if that will work with Ms. Freiner?

He would also like her to pay the rent she owes, I think she is one month behind but I will check on that and obviously also pay for May assuming she stays through the end of the month.

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| **Patrick McLaughlin**  Attorney at Law Spencer Fane LLP |
|  |
| 1 North Brentwood Boulevard, Suite 1000 | St. Louis, MO 63105 Main: 314.863.7733  Direct: 314.333.3906  Cell: 314.814.0436  [pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com) | [spencerfane.com](http://www.spencerfane.com/) |

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| |  | | --- | | **Larry Mass <laurencedmass@att.net>** | | Tue, May 4, 2:05 PM |  |  |
| |  | | --- | | to me, Evita | | | |

See below.  I do not know what closing costs will be.  Please let me know as soon as you can whether you intend to purchase and whether you think that you can swing it.

Thanks

Larry

Laurence D. Mass, Attorney at Law

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St. Louis, Missouri 63105

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Fax: (314) 862-0605

e-mail: [laurencedmass@att.net](mailto:laurencedmass@att.net)

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**From:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>

**To:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>

**Sent:** Tuesday, May 4, 2021, 01:48:55 PM CDT

**Subject:** RE: [EXTERNAL] Re: Angela Freiner

Larry:

For settlement purposes only:

$140,000 without realtors or closing cost included.  When it goes on the market it will list for at least $160,000.  She will still need to pay past due rent.

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| --- |
| **Patrick McLaughlin**  Attorney at Law Spencer Fane LLP |
|  |
| 1 North Brentwood Boulevard, Suite 1000 | St. Louis, MO 63105 Main: 314.863.7733  Direct: 314.333.3906  Cell: 314.814.0436  [pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com) | [spencerfane.com](http://www.spencerfane.com/) |

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**From:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>  
**Sent:** Tuesday, May 4, 2021 1:08 PM  
**To:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>  
**Subject:** Re: [EXTERNAL] Re: Angela Freiner

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| --- | --- | --- | --- | --- |
| |  | | --- | | **Angela Freiner <angelamfreiner@gmail.com>** | | Wed, May 5, 8:58 AM |  |  |
| |  | | --- | | to kyle | | | |

A. Freiner





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| --- | --- | --- | --- | --- |
| |  | | --- | | **Larry Mass <laurencedmass@att.net>** | | Mon, May 10, 3:32 PM |  |  |
| |  | | --- | | to Evita, me | | | |

See below.

We can discuss tomorrow.

Larry

Laurence D. Mass, Attorney at Law

230 S. Bemiston Ave., Suite 1200

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Fax: (314) 862-0605

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**From:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>

**To:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>

**Sent:** Monday, May 10, 2021, 03:19:30 PM CDT

**Subject:** RE: [EXTERNAL] Re: Angela Freiner

Larry:

Now my client is saying he doesn’t want to delay this further and is asking that she be out by the end of May.  Accordingly, to the extent I quoted you $140k as a firm sale price, he is hereby revoking that offer.

Pat

|  |
| --- |
| **Patrick McLaughlin**  Attorney at Law Spencer Fane LLP |
|  |
| 1 North Brentwood Boulevard, Suite 1000 | St. Louis, MO 63105 Main: 314.863.7733  Direct: 314.333.3906  Cell: 314.814.0436  [pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com) | [spencerfane.com](http://www.spencerfane.com/) |

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**From:** Larry Mass <[laurencedmass@att.net](mailto:laurencedmass@att.net)>  
**Sent:** Tuesday, May 4, 2021 2:04 PM  
**To:** McLaughlin, Patrick <[pmclaughlin@spencerfane.com](mailto:pmclaughlin@spencerfane.com)>  
**Subject:** Re: [EXTERNAL] Re: Angela Freiner

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Thank you.  I will get back to you.