

Fw: [EXTERNAL] Re: Angela Freiner



Tue, May 4,
1:10 PM

Larry Mass <laurencedmass@att.net>

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 if someone will be helping you with the purchase. Thanks

Larry

Laurence D. Mass, Attorney at Law
230 S. Bemiston Ave., Suite 1200
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----- Forwarded Message -----

From: Larry Mass <laurencedmass@att.net>
To: McLaughlin, Patrick <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

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230 S. Bemiston Ave., Suite 1200
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On Tuesday, May 4, 2021, 12:47:39 PM CDT, McLaughlin, Patrick <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.

Patrick McLaughlin Attorney at Law
Spencer Fane LLP

1 North Brentwood Boulevard, Suite 1000 | St. Louis, MO 63105
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pmclaughlin@spencerfane.com | spencerfane.com

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

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Patrick

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

Larry

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On Thursday, April 29, 2021, 03:40:50 PM CDT, McLaughlin, Patrick <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.

Patrick McLaughlin Attorney at Law
Spencer Fane LLP

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Tue, May 4,
2:05 PM

Larry Mass <laurencedmass@att.net>

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

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----- Forwarded Message -----

From: McLaughlin, Patrick <pmclaughlin@spencerfane.com>

To: Larry Mass <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.

Patrick McLaughlin Attorney at Law
Spencer Fane LLP

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

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Wed, May 5,
8:58 AM

Angela Freiner <angelamfreiner@gmail.com>

to kyle

A. Freiner



Mon, May 10,
3:32 PM

Larry Mass <laurencedmass@att.net>

to Evita, me

See below.

We can discuss tomorrow.

Larry

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----- Forwarded Message -----

From: McLaughlin, Patrick <pmclaughlin@spencerfane.com>

To: Larry Mass <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

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

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Thank you. I will get back to you.