

CITY OF NAPOLEON
255 W RIVERVIEW P.O. BOX 151
NAPOLEON, OH 43545-0151
PHONE (419) 599-1235

I N V O I C E

UNION GUARANTY RESIDENTIAL
INSURANCE COMPANY
239 N ELM ST
GREENSBORO, NC 27420

Date : 09-04-02
Customer# : 01274
Invoice# : AD002779
Due Date : 10-04-02

-Svc-	Description	--Qty--	-Units-	--Amount--	--Date--
GMIS	LAWN CUT @ 1217 OAKWOOD AVE ON 5-28-02 & 6-29-02			70.00	09-04-02
GMIS	ADMINISTRATIVE FEE CITY PROPERTY MAINTENANCE CODE SECTION PM107			173.00	09-04-02

TOTAL 243.00

PLEASE REFERENCE INVOICE NO. ON CHECK

PLEASE REMIT THIS
COPY WITH PAYMENT



**United Guaranty Residential
Insurance Company of North Carolina**
230 N. Elm Street/27401
P.O. Box 20327
Greensboro, NC 27420-0327
336.373.0232
800.334.0296
336.273.1785 Fax

September 10, 2002

City Of Napoleon
255 W Riverview P.O. Box 151
Napoleon, OH 43545-0151

Subject: 1217 Oakwood Ave

To Whom It May Concern:

On at least two separate occasions letters have gone out, the last of which was sent to Mr. Brent Damman, informing the City of Napoleon that United Guaranty does not own this property nor will it be responsible for its upkeep. I have left several messages for Mr. Damman to contact me if he has further questions and have yet to receive a returned phone call. I would suggest contacting the first lien holder in the event of foreclosure, or the property owner with regards the property maintenance.

Should Mr. Damman or anyone else with the City of Napoleon wish to contact me, I can be reached at (800) 334-0296 ext. 0224.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dale Priddy', written over the word 'Sincerely,'.

Dale Priddy
Team Leader, Loss Mitigation



A Member of American International Group, Inc.



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393
www.napoleonohio.com

June 12, 2002

Union Guaranty Residential Insurance Company
239 N. Elm St.
Greensboro, NC 27420

Mayor
J. Andrew Small

Subject: 1217 Oakwood Ave., Napoleon, Ohio.

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Dear Property Owner/Mortgage Holder/Caretaker

The City of Napoleon has received complaints regarding tall weeds & grass at the subject location.

This letter is to inform you that the condition of your property constitutes a violation of the City of Napoleon Property Maintenance Code section PM303.4. You are hereby ordered to cut and destroy all weeds and tall grasses and remove all yard waste from the premises.

City Manager
Dr. Jon A. Bisher

In the event you do not comply with this notice within five (5) days of receipt proceedings will be taken against you. Such proceedings may include but not limited to up to 60 days imprisonment and a fine of up to \$500.00 for each day the violation exists.

Finance Director
Gregory J. Heath


In addition to the aforementioned, if you do not comply, the City of Napoleon will employ the necessary labor and equipment to perform such task and the cost of said will be assessed to you. Such cost shall include all administrative costs and costs to perform such work. The average cost of this process is around \$250.00 per cutting. It would be in your best interest to perform the work under your control.

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

If you have questions regarding this notice, please call.

Sincerely


Brent N. Damman
Zoning Administrator



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Insurance Company of North Carolina**
230 N. Elm Street/27401
P.O. Box 20327
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336.373.0232
800.334.0296
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July 2, 2002

City of Napoleon, Ohio
255 West Riverview Ave.
P.O. Box 151
Napoleon, Ohio 43545-0151
Attn: Brent N. Damman

Subject: 1217 Oakwood Ave., Napoleon, Ohio.

Dear Mr. Damman,

United Guaranty is in receipt of a letter stating the condition of this property constitutes a violation of the City of Napoleon Property Maintenance Code.

This letter is to inform you that United Guaranty was never deeded the rights to this property and does not share any interest in the ownership of this property. United Guaranty was assigned a lien securing a second mortgage by way of a claim for loss paid to First Union Home Equity Bank. It is our understanding that First Union may have sold or transferred their rights to a lien on the first mortgage to EMC. We have since closed our file.

Should you have any questions do not hesitate to contact me at (336) 333-0224.

Sincerely,

Dale Priddy
Team Leader Loss Mitigation



A Member of American International Group, Inc.

Memorandum

To: Greg Heath, Finance Director
From: Brent Damman, Zoning Administrator. *BMD*
Date: 6/24/2002
Subject: Certification of expenditure of City funds for lawn cutting @ 1217 Oakwood Ave. Napoleon, Ohio. Henry County Auditor parcel number - 41-009365-0060 being lot 2 of T. McCormicks Addition.

This memo is to certify that a public nuisance has been abated at the subject site in accordance with City Property Maintenance Code section PM107. Mr. Richard Storch was contracted on June 19, 2002 to cut said lawn for the amount of twenty (\$20.00) dollars. I have personally spent two (2) hours on the case and my staff has spent an additional hour producing notices. The total administrative and staff cost being seventy (\$70.00) dollars. Please assess these combined figure's to the property.

City of NAPOLEON, OHIO

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May 15, 2002

Union Guaranty Residential Insurance Company of North Carolina
239 N. Elm St.
Greensboro, NC 27420

Mayor
J. Andrew Small

Subject: 1217 Oakwood Ave., Napoleon, Ohio.

Members of Council
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Terri A. Williams
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City Engineer
Joseph R. Kleiner, P.E.

If you have questions regarding this notice, please call.

Sincerely

Brent N. Damman
Zoning Administrator



5-16-02
1217 Oakwood Ave.

Jerry

**REQUEST TO HELP BEAUTIFY NAPOLEON, OHIO, BY REQUESTING
CERTAIN AREAS TO BE MOWED OR CLEANED-UP**

REQUESTING PARTIES NAME: Gerald S. Hall

ADDRESS: 1217 OAKWOOD AVE.

NAPOLEON, OH. 43545

PHONE NUMBER: 592-7619

ADDRESS OF LOCATION OF PROPERTY TO BE MOWED OR CLEANED-UP:

NATURE OF REQUEST:

Fix up existing home or. Tear it down
It is an eye sore

PROPERTY OWNERS NAME: MIKE AUSTERMILLER

PROPERTY OWNERS ADDRESS: 1079 DODD

NAPOLEON, OH. 43545

PROPERTY OWNERS PHONE NUMBER (IF KNOWN): 599-4296