

From: Linda Rougeux <linda@krickenlawfirm.com>
Sent: Thursday, January 19, 2023 9:56 AM
To: Drew Larkin <dlarkin@toase.com>
Subject: Re 304 E. Kimball St. Mansfield Texas property Code violations

Good Morning, Attorney Larkin,

We are Inquiring with you today about a property that is currently in process of litigation. Our client asserts that a deed filed by the defendant is invalid and was obtained deceptively, among other things.

The building, our client's home, is structurally out of compliance. A hearing is set by the City id scheduled for 1/24 at 6 pm, to move forward with repairs, and possibly demolition.

Our client, Mr. Chad Geyer Speer, is a day laborer, low income, and therefore unable to obtain funds to bring the structure into code compliance.

Mr. Speer is not intending to stand in the way of the implementation of any steps City deems necessary to bring property up to code. To resolve the matters with the code violations, we obtained a written agreement from our client to sell the property.

Accordingly, KRICKEN Law Firm is in settlement talks, a continuum after court-appointed mediation, with Attorney Cuccia, who represents the defendant, Patronus, LLC/William Lane.

We anticipate obtaining an agreement in the next 7-10 business days.

However, so Mr.. Speer will not be left homeless, we are requesting time to sell the property, 60-90 days, providing our client the funds to relocate.

Please advise.
Thank you for your attention to this impending matter.

Regards,
Linda Rougeux
Senior Case Manager
Legal Consultant
692-916-5777

Kricken Law Firm.