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From: Michael Elbery <michaelelbery@yahoo.com>

Sent: Tuesday, June 19, 2018 7:36 AM

To: John G. Dugan <JGD@DCDCLAW.com>

Subject: Re: ITEMS IN HOUSE

Have the buyers been approved for their mortgage?

It seems a serious waste of money and inefficiency to pay almost \$3k to remove the little bit that is left in the house. The answer to this "problem" should not be throwing \$3K at an overpaid hustler (junk man). Most of the items you list that remain in the house are used furniture. The dining room set is an antique and will be sold by the "junk man" for immediate cash. All the other items still work are useable and have value.

If we are not at a real urgent juncture with this requirement of a "clean broom swept" condition, why don't you let me see if I can get a better price than \$3K to pay some hustler 2 hours work to remove the items left in the house, so that the hustler can resell the items for bigger profit.

I have done business with the Salvation Army and Morgan Memorial in the last few years and they would gladly take the items you list as remaining. The only item they may not take is the mattress.

Michael Elbery, 6-19-18
413-331-3413

On Monday, June 18, 2018 02:12:49 PM EDT, John G. Dugan <JGD@DCDCLAW.com> wrote:

Dear all,

St. Vincent DePaul removed some furniture, and gave us a receipt (attached).

There is still a lot of furniture remaining. The realtor obtained an estimate (attached) that this will cost \$2,425.00 - \$2,890.00 to remove all of the remaining items in the house.

Also, while they were moving things around, someone found a handgun. Please let me know if anyone has a firearms id card and is able to get in the house quickly to remove it. If not, I recommend that I contact the Needham Police and have it taken away by them

So, please let me know if I have your permission to arrange for the police to take the firearm and engage the junk remover to clean out the rest of the house. We are bound by the agreement to have the property broom clean before the sale.

Thank you

John Dugan

Partner

logo

Nothing on
the Pfs about
"broom clean"

124 Grove Street, Suite 220
Franklin, MA 02038

508.541.3000
508.541-3008 end (web site)



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