

## Eliot Ivan Bernstein

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**From:** Alan Rose <ARose@mrachek-law.com>  
**Sent:** Monday, October 24, 2016 6:19 PM  
**To:** 'iviewit@iviewit.tv'; 'Eliot Ivan Bernstein'; 'Peter M. Feaman'  
**Cc:** 'Foglietta, Joy A'; 'Brian M. O'Connell PA ~ Partner @ Ciklin Lubitz Martens & O'Connell'; 'Ted Bernstein (tbernstein@lifeinsuranceconcepts.com)'; 'Diana Lewis'  
**Subject:** Bernstein Family Realty, LLC and 1st Mortgage to Walter Sahn  
**Attachments:** Sahn Payoff Letter (revised)(2).doc

To Eliot and Peter Feaman (on behalf of Bill Stansbury):

We want to take the depositions of Eliot and Bill Stansbury asap in the Simon Estate, in connection with the Walter Sahn mortgage.

In particular, we need to know Eliot's and Bill's position with regard to the ownership of the real estate by BFR; the validity and amounts claimed due by Mr. Sahn under the 1<sup>st</sup> mortgage; the validity and amounts due under the Estate's 2<sup>nd</sup> mortgage; Eliot's position with respect to whether he wants to continue living in the house, or what he wants; and communications between the relevant parties (Bill, Eliot and/or the Sahn's).

To enable the beneficiaries to consider which course of action is best, and to confer with Mr. O'Connell, it is imperative that these depositions occur asap given the deadline in the Sahn demand letter attached. Both of you have refused to communicate or respond to letters/emails, so we now need our depositions.

Please provide dates for Eliot and Bill (Peter, that is on you) within the next two weeks, or else we will just pick dates and send notices/subpoenas.

Thanks

Alan B. Rose

[arose@Mrachek-Law.com](mailto:arose@Mrachek-Law.com)

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Date: October \_\_\_\_\_, 2016

Attn: Alan Rose, Esq. and Brian M. O'Connell, Esq.

**Re: Note Owner: Walter E. Sahm and Patricia Sahm, his wife  
Borrower: Bernstein Family Realty, LLC**

**Legal: Lot 68, Block G, BOCA MADERA UNIT 2, according to Plat thereof,  
recorded in Plat Book 32, Pages 59 and 60, of the Public Records of Palm Beach  
County, Florida.**

**Property Address: 2753 NW 34<sup>th</sup> Street, Boca Raton, Florida 33434**

**Original Loan Amount \$110,000.00**

**Our File No. 11-182**

Dear Mr. O'Connell:

The following amounts are due to us for the full and final payment and satisfaction of the above referenced mortgage loan through November 15, 2016, along with a daily per diem interest thereafter.

Outstanding Principal:	\$110,000.00
Interest through June 19, 2014	\$ 3,850.00
Default Interest (at \$54.24 per day) from June 20, 2014 to November 15, 2016	\$ 47,731.20
2013 Real estate taxes	\$ 6,338.95
Total to Payoff Loan in Full	\$167,920.15

In the event payment in full is not received by November 15, 2016, this payoff statement shall be void. Upon payment in full we will execute and deliver an Assignment of Mortgage to the Estate of Simon L. Bernstein.

Very truly yours,

\_\_\_\_\_  
Walter E. Sahm

\_\_\_\_\_  
Patricia Sahm