

**From:** [Bryant Handrich](#)  
**To:** [fbiltekoff@gmail.com](mailto:fbiltekoff@gmail.com)  
**Cc:** [Michael Rowe](#)  
**Subject:** [EXTERNAL] 111 Woodell Avenue (Foreclosed Property) / Closing 7/25 Request for Water Account History  
**Date:** Tuesday, July 23, 2024 11:38:43 AM  
**Attachments:** [scan\\_vah\\_2024-07-22-14-03-27.pdf](#)  
[RE EXTERNAL FW 111 Woodell Ave.msg](#)  
**Importance:** High

This message was sent from outside the organization. Do not open links or attachments unless you recognize the source of this email and know the content is safe.

Good morning,

I apologize for sending a high importance email, but we have a contract deadline to meet for this property. Per the attached email from Valerie Hess with ECWA, I was advised to submit a request for information to this email.

My office is working to close this property by Thursday 7/25. The seller is an REO entity who took title to the property after their foreclosure case, they were deeded the property via Referee's Deed in foreclosure (also attached). They are requesting backup for the accrual of the amount of \$2,410.43 (shown on the PDF final bill) in order to pay it at closing – again, closing is tentatively scheduled for 7/25. Essentially, an account history with the dates of accrual for charges and interest/penalties for this account will suffice so long as the accrual amounts, when added together, match the total due per the final bill. Then we can close and get a check to ECWA to bring account current and the new buyer will have account switched over.

Please let me know if you need any further information to assist.

Thank you,

**Bryant Handrich** | Settlement Officer  
Direct: 410-719-0200 x114 Fax: 1-800-307-8537  
1 Sanford Avenue, Catonsville, MD 21228  
[www.CrownTitle.com](http://www.CrownTitle.com)



**STOP! FOR YOUR PROTECTION, PLEASE VERBALLY VERIFY WIRING INSTRUCTIONS WITH OUR AT 410-719-0200 OFFICE BEFORE INITIATING A WIRE! WE WILL NEVER MAKE CHANGES TO YOUR WIRING INSTRUCTIONS!**

**CROWN TITLE REQUIRES THAT ALL FUNDS BE SENT VIA A BANK WIRE, ON OR BEFORE SCHEDULED CLOSING DATE. BANK/BOOK TRANSFERS WILL NOT BE ACCEPTED AS GOOD FUNDS.**

**SECURE EMAILS:** In order to protect our clients' private information and to adhere to ALTA's Best Practice guidelines, all emails sent from Crown Title have been secured using TLS encryption.

The information contained in this message may be privileged, confidential, and protected from disclosure. If the reader of this message is not the intended recipient, or any employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.