

## Renee Cairney

---

**From:** Karen Huston <karenhuston44@gmail.com>  
**Sent:** Friday, October 25, 2024 12:17 PM  
**To:** atorres@top7realtyfl.com; ANTHONY Q. FREITES  
**Cc:** Justin Cerrato; conniegrubbs@kw.com; Jennifer Murray; Jinnie Franklin; Marla Buchanan; Renee Cairney; Todd Meade  
**Subject:** URGENT attention please!

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

TO: Audrey L. Torres, Realtor and  
Anthony Q. Frietes, Realtor

Great morning Audrey and Anthony,

I hope this email finds you doing well and in great health as we enter into such a glorious season of thanksgiving!

I'm contacting you regarding the transaction we did together on 779 Tulip Street, Deltona, FL 32725. Grand evidence of how miracles DO happen as we all remember what a huge, unexpected blessing the sale of Tulip was for both seller and buyer! I'd priced it at \$191,828 after much prayer knowing we needed a miracle to effect a sale! (Psalm 91 & Romans 8:28) Thank you that you participated in helping make it happen!!

Now, we need your help to resolve a very unexpected hiccup!

The purchase price included \$122,500 of liens and code violations which included those attached to the sellers primary home. The buyer agreed to have these funds held in escrow while he attempted to negotiate each lien with hopes to have the amounts reduced and have the remaining money returned to him. After the initial paperwork was prepared by Blue Ocean, it had them paying each lien directly which would have eliminated your buyers opportunity to negotiate the amounts. He contacted me freaking out; you contacted me he was upset and it was an error which was corrected! Absolutely we wanted him to have the opportunity to negotiate the money etc. Well, it was corrected (incorrectly however) and provided your buyer with cash in hand to negotiate them all as the money was released to him at closing.

Considering that the funds were released to your buyer and not held in escrow as was agreed, we appreciate your immediate attention to resolving this situation as it's become another horrific situation for the seller and potentially can affect your buyer. After getting to know your buyer and the family, I'm confident they will be anxious to resolve this matter expeditiously. Both of

these families have been hit hard enough by what life has presented to them and this home presents such a divine opportunity and hope for both families, it makes sense that obstacles would arise! God brought these two families together for His greater good. That really upset the devil. And wow both families deserve to experience joy in their lives as we all do!

It's true, when He brings us to it, He will bring us through it! Need your help to get through this and bring the miracle to fruition please by October 31, 2024! Truly this is urgent to resolve! PLEASE contact Blue Ocean Title's Attorney Justin Cerrato at 904.239.3646; [jcerrato@blueoceantitle.com](mailto:jcerrato@blueoceantitle.com).

Again, thank you both in advance for your immediate attention and help in resolving this matter.

Bountiful blessings to you and your loved ones,

--

Make it a great day!  
KAREN HUSTON  
Realtor  
407.288.0444!

[KarenHuston@kw.com](mailto:KarenHuston@kw.com)