



Indigo <skyoptic6@gmail.com>

Final Demand Letter

1 message

skybox <skyoptic6@gmail.com>

Fri, Apr 5, 2024 at 9:10 AM

To: highlandviewinfo@gmail.com, "michaelhuarte@gmail.com" <michaelhuarte@gmail.com>

To:

Highland View Mobile Estates
c/o Ivan Erdman
2655 NW Highland Dr.
Corvallis, OR 97330

I am writing this as a final notice to Highland View Mobile Estates, Michael Huarte (owner), and Ivan Erdman (registered agent). In Small Claims Case 24SC00677, I was awarded a monetary judgement of \$3,191.88 and a lien was created. I have not received any amount of what you owe me, as I'm sure you are aware. You have been adequately informed several times via email, by phone to management, and informally in writing along with my last rent check. There is some discrepancy online about the proper way to serve you this final notice, so to cover my bases I'm emailing you this copy, including a hardcopy in the envelope with my rent, posting a copy on the door, and also mailing a certified copy to the office which will need to be signed for - this is so well documented that dismissing this notice is futile. If I have not received the full amount you owe me by May 05, 2024, I will move to garnish money from your bank, or by attaching money owed in rent, or I may sell this debt to a collection agency at my discretion. It's my understanding that the amount must be over \$10,000 for me to foreclose on real estate and I don't know of any assets Highland View has that I want, anyway. The award is for a monetary amount and that is what I intend to collect. The date that I've set is so that I can be sure you've had at least 30 days to settle things with me after receiving a formal notice. Thereafter, I will begin adding any amount of interest the law allows and attaching any applicable fees while pursuing available options to collect the money you owe me. Simply put, it would have been much cheaper for Highland View to settle this before it went to court and the amount you owe me now is only going to go up if you ignore this demand letter. This is notwithstanding the decision in Small Claims Case 24SC04246 for which we have a court date set for April 10th. Decisions in Small Claims cases are final and cannot be appealed. That is to say, whatever happens this next week, you still owe me this much... and you might owe me even more. This is, however, a contingency that must be satisfied before I would entertain a settlement offer in any other case. And as a reminder, Small Claims Case 24SC07500 has been accepted and awaits your response. Please pay your debt to me promptly.

Indigo Michaud
2655 NW Highland Dr #58
Corvallis, OR 97330