

# GriffinComm.com

David P. & Ronda Griffin

Monday, October 1, 2018

521 Tinaja Ave. PO Box 324 Maxwell, NM, 87728

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**To: Village Of Maxwell, NM**

**PO Box 356 / 316 MAXWELL, NM 87728**

Dear; **Village of Maxwell**

Under the **New Mexico Inspection of Public Records Act, 14-2-1 NMSA 1978 et seq.**, I am requesting an opportunity to inspect or obtain copies of public records.

**I am looking for all records or documents relating to the property known as the "Maxwell Guesthouse",**

**521 Tinaja Ave.** it's common knowledge people come and go out of this property. This property is being used as part of a real estate scam.

My wife of 36 years and I relocated to Maxwell to retire, we got caught up in a range war between three real estate agents who control 80% of all the business in Colfax County. There are two older real estate agents We will call real estate agent #1 and #2.

This third (#3) real estate agent it's quite younger works weekends, pays to have her Internet ads appear before the other two. A real go-getter.

Real estate old woman #One has rented the house to us on **521 Tinaja Ave.**

After we got here we found a property in Raton. A house on her website and asked her to show it to us. When she arrived she said that she didn't know anything about this property because her assistant listed the property this morning.

20 minutes later as we are looking at the house she told us she had 2 verbal offer son the property. Although there was no telephone call and just 20 minutes earlier supposedly she knew nothing about this property that was so curious?

A couple weeks later we asked old real estate agent #Two to show us a house here in Maxwell, we liked it quite a bit and made an offer on it. Within 20 minutes of making the offer Real estate agent number One called to tell us that we had to move out of the Tenaja house. Stating that the owner wanted her property back. The owner, has an art gallery in Taos, New Mexico, according to the agent. We researched the owner,

**Owner Name CASSEL, JANICE M, 2224 US HWY 87 E.,  
TRAILER #18 BILLINGS, MT 59101 UNITED STATES OF AMERICA**

So if anyone knows this person, please let us know. Does she really exist? Has anyone ever met her? We've been told by many citizens, that people come and go out of this place **521 Tinaja Ave.** in the last two years there's been over 11 occupants. Does anyone else think that is usual?

**Full Disclosure**, real estate agent #1 has over 11 real estate rental properties herself.

We've been told by sources that people come to them in good faith to sell their property but the scam is they don't tell the owners if there's any offers, we emailed the real estate agent #1 twice and sent a certified letter saying we would like to make a offer on this property, **521 Tinaja Ave.** She never responded and I can only assume she's done this many other times.

The other part of the real estate scam is to rent properties let the renters devalue the home due to neglect then she swoops in Buys the house for a fraction, cleans it up and sells it for profit. Is she a real estate agent or, is she a predator? A predator that prays on elderly people like myself

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64, my wife 71 this experience is putting her health in risk, sleepless nights, and worry about where we're going to go. As anyone knows buying a house is traumatic. But when you're stuck between three real estate agents well, it's an undue stress.

**Fraud**, part of the real estate scam is just out right fraud, in black-and-white. With old real estate agent #2 we offered to buy the house at 711 VERMEJO AVE. In the disclosure agreement signed by the owner. ROUNDTREE, ELAINE 531 W JETSON CIRCLE PALMER, AK 99645 USA. And if anyone knows this person please let them know how their houses are being destroyed, due to neglect by the renters. The real estate agent has a fiduciary duty, a responsibility to maintain the property for sale.

## **There're no defects of any kind.**

In negotiations old real estate agent #2 stated that the house might need thousands and thousands of dollars for repair. And then I asked her why is that not showing on the disclosure forms? We agreed that I would pay the full 69,000 asking price and all closing fees per exchange of her repairing all damages to the house. We move forward with a home inspection which found the house to be totally unsafe, the wiring is a nightmare and the Village of Maxwell should be aware that this house is nothing but a firetrap this is eventually going to kill someone. Day after the inspection old real estate agent number two blocked my cell phones; we had to call the office. After discussing the inspection report oh real estate agent number two said that the buyer was simply going to back away. We call this a Breach of Contract.

We told old real estate agent #2 that we are trying to use a USDA, loan a federally guaranteed program. Which requires the house to be in A1 condition. As any real estate agent would know this house could never pass any kind of home inspection for a federally guaranteed program. Yes the house is for sale for cash only or a conventional loan. Conventional loan means you have to come with 30 to 40% of the value of the home in cash to purchase.

**Example:** \$100,000. dollar house you would have to have \$40,000 in cash to purchase the home.

We spent over \$350 having the house inspected, after reading the inspection report we decide to decline purchasing the house. In discussions with all real estate agent number two she disclosed that there was a previous buyer that had a full inspection done just three months prior which she did not disclose, which is illegal under the law.

So I'm asking the village of Maxwell for any documents or records, to help in anyway finding out who's been living in this house now and the last two years. If anyone in the Village has any additional information feel free to call 512 804 9021.

If there are any fees for searching or copying these records, please inform me if the cost will exceed \$\_\_\_20.00\_\_\_. However, I would also like to request a waiver of all fees in that the disclosure of the requested information is in the public interest and will contribute significantly to the public's understanding of Maxwell Guesthouse, Real Estate Scam.

**As I stated before I'm a retired filmmaker, News photographer and producer for CBS News ABC, NBC, and the BBC. I work for all the alphabet soup in 35 years of News gathering electronic news traveling all over the world. I've been awarded an Emmy award for news gathering with Bob Simon CBS News.**

**The information that I'm gathering Will be use for a documentary. You must remember if you live in call Colfax County, New Mexico. There is no newspaper, no television station, and only a two-hour radio show. There is no investigative journalist and these real estate agents go unchecked. The Colfax County DA is I nonexistent on the Internet. I googled several time did not find out his name or anything about the Colfax County district attorney simply an address for his office. Some other things these Real estate agents have done, have been just bad and dishonest but some, have been felony crimes!**

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**So I would like to use this information to benefit all.**

This information is not being sought for commercial purposes.

The New Mexico Inspection of Public Records Act requires a response time of no less than three business days. If access to the records I am requesting will take longer than this amount of time, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any or this entire request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

If you have any questions or need clarifications please contact me.

Thank you for considering my request.

Sincerely,

**David P. & Ronda Griffin**

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**Monday, October 1, 2018**

<https://www.instagram.com/griffin4513/>

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