

John Pazzanese

From: jpazzan@hotmail.com
Sent: Friday, June 22, 2007 10:54 AM
To: wfcesq@verizon.net
Subject: FW: Annette Villeneuve

Dear Mr. Crowley:

Thank God there is finally someone other Richard J. Gabriel handling the business of this estate

Now that Richard Gabriel has been removed by a court and replaced by an independent administrator this person needs to be made aware of the following urgent requirements:

- Funeral Bill has not been paid – this needs to be paid immediately. Annette died over (5) months ago and per the will this was to be paid as soon as possible.
- Jimmy needs to be paid his money for when he was forced to handle the needs of the estate since Gabriel didn't file with the court for temporary executor ship until February 26, 2007. Payment needs to be made immediately as follows:
 - (5) Months rent @ \$750.00 per month that Gabriel forced him to pay even though he had a letter from Eugene Villeneuve verifying the rent had been paid thru May 31, 2007. As you may recall, Gabriel stormed the houses with eviction notices and tried to evict (3) of the (4) tenants at about 8:30 PM on a Friday of a Holiday weekend.
 - (5) months of his income given to him by the trust (\$500.00 a month).
 - \$7,200 (or whatever the amount is) for the furnace and the other things Jimmy paid for.
- Mortgages need to be verified as follows:
 - 141 Howe Street - \$175,000 mortgage – have payments been made? Payments must be brought up to date.
 - 154 Howe Street – Unknown mortgage – is there actually a mortgage on this property??? Have payments been made? Payments must be brought up to date.
 - 158 Howe Street – Unknown mortgage – is there actually a mortgage on this property??? Gabriel, in his motion to extend his Temporary Executorships, that he had made the payments on this property but didn't mention the other properties, Have payments been made??? Payments must be brought up to date.
 - Gabriel was the closing attorney on these mortgages. I want to see proof that Annette actually got the proceeds. Cancelled checks would be good. I don't believe there are mortgages on 154 and 158 Howe Street – they were probably paid off when the 141 Howe Street property was done on 12/30/2005 and Gabriel never filed the discharge papers. I want to see proof on any mortgage he was involved with that Annette got the money since the signatures appear differant to me from the signature on the sale of Highland Street property in August of 2006 which Gabriel was not involved in.
- Women who moved out of 1st floor 158 Howe Street needs her security deposit back – Gabriel refused to give it back and she is now homeless. She has receipts showing she paid this security deposit.
- Yard work and maintenance on the properties need to be done – Gabriel didn't have plowing done or mow the grass. My cousin, Rita St. Onge, used to do this for Annette and is more than capable of handling this work. I want her paid a fair amount for the work – she is not a beneficiary of the estate so this should create no conflicts of interest.
- The tenants must be notified immediately that Gabriel was removed by the court and replaced by a new administrator and where the rent checks need to be mailed.

- There are broken washers and dryers at 154 and 158 Howe Street that need to be replaced.
- I want the administrator to demand proof that Eugene Villeneuve has been paying market rate for 141 Howe Street since January. The only acceptable proof is cancelled checks – this is what Gabriel demanded of the tenants when he served three out of four of the tenants with eviction notices.
- A full financial accounting of the estate is needed immediately including all revenues since January 8, 2007 and expenditures since January 8, 2007 by Gabriel.
- We know that there are bank accounts at Marlboro Co-Operative bank and St. Mary's Credit Union. Co-Op has about \$140,000 but I don't know about St. Mary's Credit Union. The administrator needs to go to these banks immediately and seize control of these accounts. Also, I think he should request bank statements for the last three years from the banks. Furthermore, all activity such as checks since February 28, 2007 should include copies of the cancelled checks, deposits, and withdrawals.
- All mail should be forwarded to the new administrator immediately and he should demand that Richard Gabriel turn over all files related to Annette Villeneuve.
- Apparently Sears has been calling about a credit card bill. I would recommend the administrator run a credit check report to find all credit card and debt accounts immediately and verify no charges were made after January 8, 2007. Any charges made after January 8, 2007 will require the administrator to request copies of the signed receipts to determine who used the credit cards and criminal complaints should be filed by the estate against these people immediately.
- Eugene Villeneuve has no legal right to live at 141 Howe Street for free – the will provided he could live rent free at a property on Highland Street which Annette sold in August of 2006. He can go live with his daughter Pamela Costanzo. He will still get his monthly income but that should be it.
- Who paid the utilities at 141 Howe Street since January 8, 2007? Eugene should have been paying these – not the estate.
- There apparently are several life insurance policies but some are missing. Annette had instructed Jimmy that if anything happened to her get to the house immediately "before the Villeneuves" and take the stuff out of some box. Apparently, the Villeneuves beat him to the house and got the 1987 will but the original was found in a safe deposit on file with the court.

Attached are the following documents:

- Objection to Richard Gabriel as Executor filed with the court for John J. Pazzanese
- My "Action" Plan which outlines what needs to be done to protect this estate from further looting.
- Resume of John J. Pazzanese for reference.

The administrator or future executor, who has a fiduciary responsibility to protect the assets of the estate, can press criminal charges against Pamela Constanzo, Deborah Boulay Peterson, and Todd Villeneuve for theft of assets from the estate. "Pictorial" evidence does exist. Also, the administrator or future executor can file the complaints with the Board of Overseers and file a lawsuit against Richard J. Gabriel on behalf of the estate for failure to meet his fiduciary responsibilities as temporary executor.

Kurt, please forward this email to the administrator or print it out for him. This will bring him "Up to Speed" fairly quickly. My family has been put thru hell by Richard Gabriel and I have personally spent about \$35,000 on lawyers, investigators, paying Jimmy's expenses since he couldn't work and compile the evidence we have,

airline tickets, rental car, etc. Richard J. Gabriel has been doing this to people for over (30) years and basically bankrupts people into giving up – we didn't give up but it shouldn't have cost us a fortune to get this done.

Since February 26, 2007 the only thing Richard J. Gabriel did for the estate was the following:

- Collected Rents and tried to evict both tenants, including my brother Jimmy, from 154 Howe Street and a third tenant from 158 Howe Street.
- Paid few if any bills, including the funeral bill.
- Failed to maintain the properties, take calls from the tenants on necessary repairs, etc.

Lied to the judge and omitted many facts during the hearing on May 31, 2007. Isn't this perjury???

Set up a meeting with the Administrator as soon as possible – make sure you have a speaker phone available. I can come up the second week of July to meet with him (I have power of attorney for Jimmy). In the mean time, he needs to pay the bills.

Talk to you tomorrow.

Sincerely,

John J. Pazzanese

832.655.6113