



6-7-23-PHILIP KAPUSTA MALICIOUS AND MENTALLY-DERANGED DANGEROUS THREAT TO OUR LIVES-HATEFUL VITRIOL-SELL 4136 AND EVICT LYNN-PHILIP KAPUSTA DOCUMENTEDLY BEING A CONTINUAL CLEAR AND PRESENT DANGER TO OUR LIVES SINCE 2018

message

Lynn Kay <lynnkay7@gmail.com>

Sun, Sep 22, 2024 at 3:57 PM

Draft To: Lynn Kay <tweetery7@yahoo.com>, Lynn Kay <lynnkay7@gmail.com>

SELL 4136 AND EVICT LYNN

----- Forwarded message -----

From: **stine** stinelaw.com <stine@stinelaw.com>

Date: Thu, Jun 8, 2023, 11:03 AM

Subject: Fw: 4136 N. River St Home

To: Lynn Kay <lynnkay7@gmail.com>, Lynn Kay <tweetery7@yahoo.com>

See below. I'll discuss with you.

6-7-23-PHILIP KAPUSTA MALICIOUS AND MENTALLY-DERANGED DANGEROUS THREAT TO OUR LIVES-HATEFUL VITRIOL-SELL 4136 AND EVICT LYNN-PHILIP KAPUSTA DOCUMENTEDLY BEING A CONTINUAL CLEAR AND PRESENT DANGER

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From: Justin B. Berger <jberger@haleball.com>

Sent: Wednesday, June 7, 2023 10:47 AM

To: stine [stinelaw.com](mailto:stine@stinelaw.com) <stine@stinelaw.com>; Cary Cucinelli <cary@cucinelliger.com>; Valerie Geiger <valerie@cucinelliger.com>

Cc: Jean Ball <jgball@haleball.com>; Jessica N. Wattman <jwattman@haleball.com>

Subject: RE: 4136 N. River St Home

Cary, Valerie, and Stephen:

PHILIP KAPUSTA MALICIOUS THREAT TO OUR LIVES

I have spoken to Philip Kapusta regarding Lynn's proposal of making early distributions from Elaine's estate to Lynn and Philip. Philip is opposed to the proposal.

If Elaine is to now reside in assisted living on a permanent basis, Philip's position is that Lynn should be evicted and the house sold. Prior to the house being sold, there should be a discussion regarding the personal property in the house.

Thank you.

Justin B. Berger

Associate Attorney

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From: stine [stinelaw.com](mailto:stine@stinelaw.com) <stine@stinelaw.com>

Sent: Wednesday, June 7, 2023 8:31 AM

To: Cary Cucinelli <cary@cucinelligeiger.com>; Valerie Geiger <valerie@cucinelligeiger.com>
Cc: Justin B. Berger <jberger@haleball.com>
Subject: Re: 4136 N. River St Home

Cary,

I have spoken to Justin about possible early distributions, as discussed in our emails below. He is going to be discussing with Philip Kapusta. Has there been an appraisal of the home since you became conservator?

Stephen J. Stine, Esq.

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From: Cary Cucinelli <cary@cucinelligeiger.com>
Sent: Monday, April 3, 2023 12:03 PM

To: stine stinelaw.com <stine@stinelaw.com>; Valerie Geiger <valerie@cucinelligeiger.com>
Subject: Re: 4136 N. River St Home

If your client and Phil Kapusta are in agreement, we would be fine with the proposed distributions. We would, of course, need to get the Court's approval of same.

Cary Z. Cucinelli

Cucinelli Geiger PC

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Fairfax, Virginia 22030

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From: "stine stinelaw.com" <stine@stinelaw.com>

Date: Monday, April 3, 2023 at 11:35 AM

To: Cary Cucinelli <cary@cucinelligeiger.com>, Valerie Geiger <valerie@cucinelligeiger.com>

Subject: Re: 4136 N. River St Home

Cary, I'm following up on this again. Please let me know your thoughts.

Stephen J. Stine, Esq.

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From: stine stinelaw.com <stine@stinelaw.com>

Sent: Saturday, April 1, 2023 04:08 PM

To: Cary Cucinelli <cary@cucinelligeiger.com>; Valerie Geiger <valerie@cucinelligeiger.com>

Subject: 4136 N. River St Home

Cary and Valerie,

As you know, 4136 is Lynn's childhood home, and she has lived there the past 17 years taking care of her mother and also adding additions to the home. As she has previously expressed many times, it is her desire to be provided with title to the home as part of her distribution of the estate. I believe Betsey Wildhack may have reached out to you fairly recently to discuss an early distribution and transfer of title of the home to Lynn and an early distribution to Phil Kapusta of equal value.

I'd like to get your thoughts on the possibility of moving forward with this, assuming Phil Kapusta and his attorneys would also be in agreement. Please contact me and confirm your position on this matter at your earliest convenience. Thank you.

Stephen J. Stine, Esq.

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