



RESIDENTIAL REAL ESTATE
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April 20, 2002

Marc Hankin, Esq.
10680 W. Pico Blvd., Suite 315
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Dear Mr. Hankin:

I'm writing this letter not as an attorney, but as a practicing real estate agent with twenty years of experience helping elderly Sellers and Buyers. I have worked with a wide range of client wealth levels, from the very wealthy to the nearly destitute; I have seen many, many instances in which my clients, due to their limited funds, were denied access to legal relief from what I considered horrendous victimizations.

Recently, I had a friend whose mother was preyed upon by such an "interloper." She was elderly, in ill health, of limited resources, and vulnerable. This con man actually found a way to convince her to put him on title to her real property. Because her liquid financial resources were limited and because her property was "tied up", she could not get the legal help that would have extricated her from this terrible scam! This con artist even began to drain her checking account and took possession of her vehicle!

In the end, after she passed away, her heirs even suffered from this predator's efforts to victimize her -and because of her limited resources, access to justice had been denied!

I have seen time and time again how the elderly with modest estates and/or financial resources are denied access to legal services that could provide them with quality healthcare or avoidance of abuse and/or victimization by the ruthless scum who prey upon them. I wish I had the resources myself to provide the kind of legal protection they deserve!

I support you in your quest to introduce legislature which ensures that the elderly of modest means can obtain access to the same legal system that provides legal representation to some of the vilest criminals our society produces. I am in the process of obtaining legislative support for your efforts from the California Association of Realtors, as I consider this a matter well worth their consideration. I think our organization will support it enthusiastically. After all, anyone's mother or father could become the victim of such a "system-imposed" denial of justice!

Thank you for all your efforts,

Thom Bluemel
Probate and Trust Sale Specialist

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