

ITEM #62

ADDITIONAL MATERIAL

Regular Meeting

JUNE 11, 2019

SUBMITTED AT THE REQUEST OF

MEMBER OF THE PUBLIC

(Kerville Holness)

Sewell, Daphne

From: kerville holness <kervilleholnesssr@live.com>
Sent: Sunday, June 09, 2019 11:35 PM
To: Jardine, Arlene; Sewell, Daphne
Subject: Fw: Folio Number: 4941 0515 1371
Attachments: Holness, Kerville.pdf

External Email: Do not reply, click links, or open attachments unless you recognize the sender's **email address** as legitimate and know the content is safe.

Hi Miss SEWELL /Miss JARDINE , attached are items that was sent to me by Mr. R. Sherman jr , esq . on Friday June7, 2019 . I am requesting , if possible for it to be included in it's entirety , as part of my presentation . I would like it to be shown during the presentation on screen .

The late submission of this discovery to me ,has made it impossible to have presented it to you on time with the other documents . For this I apologize and regret any inconvenience it may have cause . Thank you for your help .

Sincerely ,
Kerville Holness

Sent from [Outlook](#)

From: Tatiana Guido <tguido@bcpa.net>
Sent: Friday, June 7, 2019 4:19 PM
To: 'kervilleholnesssr@live.com'
Cc: Mila Schwartzreich; Richard Sherman
Subject: Folio Number: 4941 0515 1371

Dear Mr. Holness:

Please allow this correspondence follow up to the phone call conversation today with Richard A. Sherman, Esq.

Tatiana Guido, FRP

Paralegal/Administrative Aide to General Counsel & Director of Administration
Office of Marty Kiar, Broward County Property Appraiser
115 S. Andrews Avenue, Room 111
Fort Lauderdale, FL 33301
Phone: 954-357-6910
Fax: 954-357-6804
Email: tguido@bcpa.net

Follow our office at <http://www.facebook.com/MartyKiarBCPA> and <http://www.twitter.com/MartyKiarBCPA>

Under Florida law, most e-mails to or from BCPA employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mails to or from the BCPA, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



Broward County Property Appraiser's Office
OFFICE OF THE GENERAL COUNSEL
115 South Andrews Avenue, Room 111
Fort Lauderdale, FL 33301

Tel: 954-357-6830
Fax: 954-357-8474
Web: www.bcpa.net

June 7, 2019

Kerville Holness
Email: kervilleholnesssr@live.com

RE: Folio Number: 4941 0515 1371

Dear Mr. Holness,

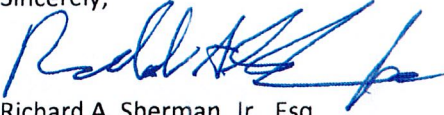
Thank you for contacting our office with regard to the property you purchased at a tax deed sale, folio number 494105151371. This property is located near 6301 N. University Drive, #203, Tamarac, FL 33321. Due to the unique characteristics of this parcel, our office conducted a review of the parcel history to make sure that it was handled in the appropriate way. For reasons unknown to us, this parcel was created when the developer GHO Tamarac II, a Florida corporation, created the legal description for folio number 494105151370 on June 24th, 1992, without including the northern 1 foot of the property in that conveyance of land. In other words, for reasons that are unknown to us, GHO Tamarac II, retained possession of the northern 1 foot of property and this is how parcel number 494105151371 was created. Please find enclosed a copy of the deed for your records.

The Office of the Broward County Property Appraiser is required under the Florida Constitution Article VII section 4 and Florida Statutes §193.023 and §193.085 to ensure that all real property within Broward County is listed and valued. This Office has no discretion in that regard. Accordingly, beginning in 1996, this parcel was valued and was taxed according to the millage rates at that time. No one paid taxes until 2006 when an unknown party paid all the outstanding taxes due at that time. However, beginning again in 2007, the tax bills were unpaid and that is why the property was eventually sold at a tax deed sale. According to our research, the tax collector, which is separate and not affiliated with our office, notified the adjacent property owners that portfolio number 494105151371 was scheduled for auction prior to each of the three tax deed sale auctions. However, for reasons unknown to our office, they failed to purchase the property.

We have carefully reviewed this Office's handling of this matter and we have determined it complied with Florida law. At the time you came in, you had questions regarding the photographs on our website associated with this parcel. I am enclosing a copy of the same for your review. Please note that although the photographs depict adjacent parcels, they also depict folio number 494105151371 as reflected in the legal description. Although our agents do their best to limit the photograph to the parcel in question, the photographs sometimes depict adjacent property. That is why our website has additional tools available to assist the public in their research of a specific parcel.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard A. Sherman, Jr.", with a stylized flourish at the end.

Richard A. Sherman, Jr., Esq.

Deputy General Counsel

Office of Marty Kiar,

Broward County Property Appraiser

(954) 357-6934

(954) 357-6804 Fax

rsherman@bcpa.net

92311441

Property Appraiser's Parcel
I.D. No. 19105-15-13700

This instrument was prepared by:
Record and Return to:

BURT E. EISENBERG, ESQUIRE
4700-B Sheridan Street
Hollywood, Florida 33021

Stamps: 389 40 Tax \$
Documentary Intangible
RECEIVED in Broward County as required by
law.
Notary Public
Deputy Clerk

WARRANTY DEED (STATUTORY FORM)

THIS INSTRUMENT, made this 24th day of June, 1992 between GHO TAMARAC II, INC., a Florida Corporation, and having its principal business address at 8103 NW 100th Way, Tamarac, FL 33321, hereinafter called the Grantor, and ABILIO BARRIS and LIBERTAD BARRIS, his wife, whose post office address is 8107 NW 100 Way, Tamarac, FL 33321 of the County of Broward, State of Florida, Grantee,

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida:

Lot 137, Less the Northerly 1.00 foot (as measured at right angles) thereof, together with the Northerly 1.00 foot (as measured at right angles) of Lot 136 "NORTHWOOD II" as recorded in Plat Book 107, Page 39, of the Public Records of Broward County, Florida; A/K/A Building #30, Unit #137.

Subject to taxes for the year 1992 and subsequent years.
Subject to easements, restriction, limitations and other matters of record.

and Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be affixed hereto, by its proper officers thereunto duly authorized the day and year first above written.

GHO TAMARAC II, a Florida Corporation

Signed, sealed and delivered
in our presence:

[Signature]
Witness: EVLENA LIPPMAN

By: [Signature]
DAN HANDLER, President

(Seal)

Witness: [Signature]

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DAN HANDLER, to me known to be the President of the Corporation named as Grantor in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true seal of said corporation, such individual being personally known to me and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of June, 1992.

Notary Public, State of Florida BURT E. EISENBERG
My commission expires: [Date] My Comm. Expires Dec. 4, 1993
Commission No. 00200007

Jul 21 9 48 AM '92

BR 9696PE0830

Photographs for Parcel ID# [494105151371](#) as of 6/7/2019

2017 Review indexed on 9/15/2016 9:13:04 AM by Craig Stafford [\[Click here to make this photo public\]](#) [\[Click here to make this a door hanger photo\]](#)



Front 2013/14 rev indexed on 9/12/2013 8:30:18 AM by Ann Ralston (PUBLIC PHOTO)



insp indexed on 1/7/2011 9:52:33 AM by Pamela Salvo [\[Click here to make this photo public\]](#) [\[Click here to make this a door hanger photo\]](#)



2007 Field Inspection indexed on 12/13/2007 2:08:56 PM by Sandra Silcox [\[Click here to make this photo public\]](#) [\[Click here to make this a door hanger photo\]](#)



4 Photograph(s) found.

More pictures may be available on an external website called Google Street View. [Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com

Deceptive Advertisement.

- Photograph provided with the Deed Auction instructions does NOT MATCH with intended property for sale. Folio # 494105-15-1371 was attached to a unit of a duplex at 8109 N.W. 100 Way as Seen In video #1. Photograph indicated that the said unit was one and the same represented by the Folio. Folio # shown at top of video of the duplex.
- Look at the photograph of parcel provided displayed on 3/24/2019. (Parcel ID 494105-15-1371) NOTICE that there is no indication made of this thin strip of land. A house (duplex with garages) is shown. NO LINES, NO HIGHLIGHTS, NO DEMARKATIONS. (video #1 >20190324-160948)
- The LOCATION of the property provided by the County's website shows a RED PINDROP over the top of 8109 N.W. 100WAY; NOT ON THE GRASS OR STRIP OF LAND as was the intention.
- Many bidders including myself were deceived for the same reasons as can be seen where the penultimate bid only lost out by \$100.00.

Internal concerns and conflicts about eligibility for sale.

- In retrospect, having spoken to the GIS Division, I found out that the intended property for auction is a strip of land, less than an inch, passing through the TWO parties, SHARED GARAGE WALL, and spanning both properties from the mailboxes to the back of the properties.
- Internal Memo between departments (public records) has shown that there were grave concerns about its ELIGIBILITY for sale in auction because of its location BETWEEN THE DUPLEXES in the middle of the garage walls separating the two homes.
- Search of similar properties in the SAME DEVELOPMENT and having a similar strip of land between the garages, DID NOT POSSESS A PARCEL FOLIO NUMBER because they were deed to the properties concerned; all indications showing that this was an ELISION by the developer due to oversight and misjudgment on their part. THIS SHOULD HAVE BEEN RECTIFIED BY LAWYERS IN THE COUNTY and grandfathered into one or both properties. Needless to say it was not done.
- In final analysis in internal memo, JULIETTE AIKMAN, once again raised concern that the property was given a Tax deed application (and FOLIO #, which NONE of the OTHER SIMILAR PARCEL HAS) with the uncertainty of its eligibility for an auction sale still unresolved.

HOLNESS: (HOL)