

Devanie Jackson written testimony for the joint hearing to examine the crisis facing home owners in Brooklyn.

I recently experienced an incident of deed and property theft from an attorney in Brooklyn. The theft occurred because an attorney in question went to the NYC Buildings department and filed forged legal documents to subdivide my property. The paperwork stated that the lawyer was my representative and that I hired and gave her permission to subdivide my land. I did not give any permission to subdivide my land.

The NYC Buildings Department allowed this forgery paperwork to be processed and I was not notified. The attorney used a surveyor and engineer from her network to complete the documents. All the communications and permits, form etc. was sent to the attorneys address. I was only notified by my neighbors that a developer stated that he purchased our land long after the process was completed.

The sheriff's department stated that they do not deal with deed fraud cases when it only property fraud or land subdivision. The manager was not helpful at all and seemed to side with the developer and attorney. I was instructed to go the District Attorney's office. Basically the only advice I was given by mostly everyone official was JUST GET A LAWYER YOU CAN WIN THIS CASE.

I learned that ACRIS is optional! so checking that database did not help me.

The District Attorney office implied to me when I went to file a complaint that the attorney made an error and had nothing to gain from this transaction. This statement to me was insensitive and bordering on lack of interest in pursuing the document forgery that allowed the deed theft.

My recommendations are:

1. The NYC Dept of Buildings should notify all parties in writing before subdividing property especially when the owner is not filing in person.
2. The Sheriff's Department should have a procedure in place to help home owners who have property which has been subdivided from their home where they reside.
3. If a case looks wrong or appears to be in dispute there should be a waiting period before to get real approval from the owner if a transaction requires deed changes. Especially if the persons involved have a history of using false addresses or complaints against their work.
4. I should have been required to give the attorney permission in a notarized document to prove that the owner actually wants to sell or subdivide the home property.

Thank you for reviewing this written testimony.

Reverend DeVanie Jackson
devaniejackson@gmail.com
3/14/2019

Rev. DeVanie Jackson
email: Devanie@brmuhc.org
website: brmuhc.org
Brooklyn Rescue Mission Urban Harvest Center