

**LAW OFFICE OF ERNEST A. SELLERS, JR.**

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Via U.S. Mail and E-mail to: [murryfj@cityofgainesville.org](mailto:murryfj@cityofgainesville.org)

Fred Murry  
Assistant City Manager  
P.O. Box 490, Station 6  
Gainesville, FL 32627-0490

Re: Alachua Habitat for Humanity, Inc. vs. Larry Dean, et al.  
Case No. 01-2012-CA-2128, Circuit Court, Alachua County, Florida

Claim of Lien by City of Gainesville, Tax Parcel ID No. 16116-087-000

Dear Mr. Murry:

I am writing on behalf of Alachua Habitat for Humanity (“Habitat”). Habitat is pursuing a quiet title lawsuit in which the City of Gainesville has asserted a claim of lien in the amount of \$242.00. To assist Habitat in accomplishing its worthy goal of assisting families to obtain low cost affordable housing, Habitat respectfully requests that the City of Gainesville waive its lien.


The relevant facts are as follows. Habitat holds title to a parcel of land located at 1024 SE 18<sup>th</sup> Terrace, Gainesville, Florida, in Lincoln Estates. Habitat’s title originated from a Tax Deed issued by the Alachua Clerk of Court on 9/25/2009 to the “Kirk P. Reeb Revocable Living Trust Dated Feb. 13<sup>th</sup>, 2002.” Mr. Reeb donated the property to Habitat via deed dated 12/5/2011. Habitat, with the help of many volunteers and students, constructed a new home for the new proposed owner, Kay Abner, at Santa Fe College and moved it to the Lincoln Estates property earlier this year.

In order to convey insurable title to Ms. Abner, Habitat filed a lawsuit to quiet title under the 2009 Tax Deed. The City of Gainesville is named as a defendant by reason that prior to the date the Tax Deed was issued, the City of Gainesville recorded a Claim of Lien against the property and the prior owners. Ironically the prior owners had acquired the property via their own tax deed in 2005. The Claim of Lien is in the amount of \$242.00. The City has filed an Answer to Habitat’s complaint asserting an interest in the property due to the lien.

Enclosed for your review is a copy of the First Amended Complaint to Quiet Tax Title and the City of Gainesville's Answer. A separate copy of the Claim of Lien is also enclosed.

If the City is willing to waive the lien, I am enclosing a Release of Claim of Lien for your signature. Please have the release witnessed and notarized and return to my office for recording.

If you have any questions or need more information, please give me a call. Habitat and I appreciate your kind consideration of this matter.

Sincerely,  
  
Ernest A. Sellers, Jr.

CC: Daniel Nee, Esq. (via email only: [needm@cityofgainesville.org](mailto:needm@cityofgainesville.org))