

STATE OF FLORIDA

VS.

ALAN LEE WEIERMAN

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR OSCEOLA COUNTY, FLORIDA

COURT CASE #:

17CF 2751A

AGENCY CASE #: 17I024920

CHARGES:

Count 1: Scheme to Defraud over \$50,000

Count 2-17: Conspiracy to Commit Forgery
(16 Counts)

Count 18-27: Conspiracy to Utter a Forged
Instrument (10 Counts)

Count 28-39: Criminal Use of Personal
Identification Information of Deceased
over \$5,000 (12 Counts)

Count 40-43: Criminal Use of Personal
Identification Information over \$5,000
(4 Counts)

Count 44-59: Grand Theft from Victim 65
years or Older over \$300 (16 Counts)

Count 60-63: Trafficking in Stolen Property (4
Counts)

Count 64: Conspiracy to Unlawfully File a
False Document

Count 65-73: Conspiracy to Unlawfully File a
False Document a Second or
Subsequent time (9 Counts)

Count 74: Racketeering

Count 75-148: Use of Public Record to further
the Commission of a Felony (74
Counts)

F.S.S.

Count 1: 817.034(4A1)

Count 2-17: 831.01 (16 Counts)

Count 18-27: 831.02 (10 Counts)

Count 28-39: 817.568(8B) (12 Counts)

Count 40-43: 817.568(2B) (4 Counts)

Count 44-59: 812.0145(2C) (16 Counts)

Count 60-63: 812.019(2) (4 Counts)

Count 64: 817.535(2A) 2A CW

Count 65-73: 817.535(2B) (9 Counts)

Count 74: 895.03

Count 75-148: 817.569(2) (74 Counts)

ARREST WARRANT

THE STATE OF FLORIDA,

17CF2751A

TO: ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA; AGENTS OF THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT; AND/OR ANY INVESTIGATOR OF THE SEVERAL STATE ATTORNEY'S OFFICES:

An affidavit having this day been received by me, Greg Tynan, as Committing Judge of the Ninth Judicial Circuit, wherein it is alleged that on or about the 21 day of April, 2017, in Osceola County, Florida, the defendant, **ALAN LEE WEIERMAN**, did, in violation of Florida State Statute **817.034(4A1)**, **831.01 (16 Counts)**, **831.02 (10 Counts)**, **817.568(8B) (12 Counts)**, **817.568(2B) (4 Counts)**, **812.0145(2C) (16 Counts)**, **812.019(2) (4 Counts)**, **817.535(2A), 817.535(2B) (9 Counts)**, **895.03**, and **817.569(2) (74 Counts)**, unlawfully commit the offense(s) of **Scheme to Defraud over \$50,000**, **Conspiracy to Commit Forgery (16 Counts)**, **Conspiracy to Utter a Forged Instrument (10 Counts)**, **Criminal Use of Personal Identification Information of Deceased over \$5,000 (12 Counts)**, **Criminal Use of Personal Identification Information over \$5,000 (4 Counts)**, **Grand Theft from Victim 65 years or Older over \$300 (16 Counts)**, **Trafficking in Stolen Property (4 Counts)**, **Conspiracy to Unlawfully File a False Document**, **Conspiracy to Unlawfully File a False Document a Second or Subsequent time (9 Counts)**, **Racketeering**, and **Use of Public Record to further the Commission of a Felony (74 Counts)**.

Therefore, you are hereby commanded to arrest instanter the said defendant if he/she be found within your jurisdiction, and bring him/her before the proper court to be dealt with according to law.

The said defendant shall be admitted to bail in the sum of:

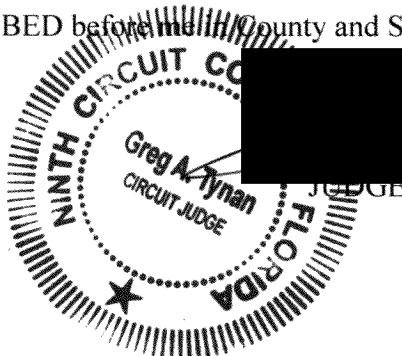
Count 1: \$ \$9,000
Counts 2-17: \$ 2,000 per count
Counts 18-27: \$ 2,000 per count
Counts 28-39: \$ 2,000 per count
Counts 40-43: \$ 2,000 per count
Counts 44-59: \$ 2,000 per count
Counts 60-63: \$ 2,000 per count
Count 64: \$ 2,000
Counts 65-73: \$ 2,000 per count
Count 74: \$ 100,000
Counts 75-148: \$ 2,000 per count

TOTAL Bond
\$ 451,000

Special Conditions: NO CONTACT w/ CO-Defendant

(Court Seal)

SWORN TO AND SUBSCRIBED before me, _____ County and State aforesaid, this 28 day of July, 2017



171024920

15

MEMORANDUM

COURT CASE #:

CHARGE: CT. #1: Scheme to Defraud over \$50,000
 CHARGE: CT. #2-17: Conspiracy to Commit Forgery (16 Counts)
 CHARGE: CT. #18-27: Conspiracy to Utter a Forged Instrument (10 Counts)
 CHARGE: CT. #28-39: Criminal Use of Personal Identification Information of Deceased over \$5,000 (12 Counts)
 CHARGE: CT. #40-43: Criminal Use of Personal Identification Information over \$5,000. (4 Counts)
 CHARGE: CT. #44-59: Grand Theft from Victim 65 years or Older over \$300 (16 Counts)
 CHARGE: CT. #60-63: Trafficking in Stolen Property (4 Counts)
 CHARGE: CT. #64: Conspiracy to Unlawfully File a False Document
 CHARGE: CT. #65-73: Conspiracy to Unlawfully File a False Document a Second or Subsequent time (9 Counts)
 CHARGE: CT. #74: Racketeering
 CHARGE: CT. #75-148: Use of Public Record to further the Commission of a Felony (74 Counts)

F.S.S.: CT. 1, 817.034(4A1)
 F.S.S.: CT. 2-17, 831.01 (16 Counts)
 F.S.S.: CT. 18-27, 831.02 (10 Counts)
 F.S.S.: CT. 28-39, 817.568(8B) (12 Counts)
 F.S.S.: CT. 40-43, 817.568(2B) (4 Counts)
 F.S.S.: CT. 44-59, 812.0145(2C) (16 Counts)
 F.S.S.: CT. 60-63, 812.019(2) (4 Counts)
 F.S.S.: CT. 64, 817.535(2A) *1A cur*
 F.S.S.: CT. 65-73, 817.535(2B) (9 Counts)
 F.S.S.: CT. 74, 895.03
 F.S.S.: CT. 75-148, 817.569(2) (74 Counts)

CAPIAS:

FILED IN OFFICE
 CLERK OF COURT
 OSCEOLA COUNTY, FLA.
 2017 AUG -8 P 3:56
 ARMANDO RAMIREZ
 CLERK OF COURT
 CRIMINAL CASHIERS

BOND: CT 1, \$ 59,000
 BOND: CTs 2-17, \$ 2,000 per count (32,000)
 BOND: CTs 18-27, \$ 2,000 per count (20,000)
 BOND: CTs 28-39, \$ 2,000 per count (24,000)
 BOND: CTs 40-43, \$ 2,000 per count (8,000)
 BOND: CTs 44-59, \$ 2,000 per count (32,000)
 BOND: CTs 60-63, \$ 2,000 per count (8,000)
 BOND: CT 64, \$ 2,000 ~~per count~~
 BOND: CTs 65-73, \$ 2,000 per count (18,000)
 BOND: CT 74, \$ 100,000
 BOND: CTs 75-148, \$ 2,000 per count (148,000)

TOTAL BOND \$451,000

17CF2751A

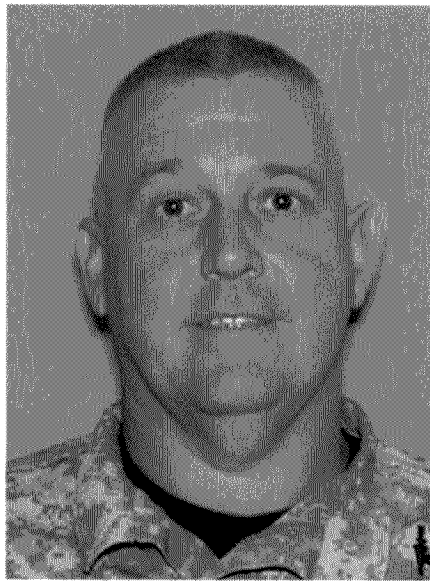
DEFENDANT: ALAN LEE WEIERMAN

ADDRESS: 1800 SW CAMEO BLVD, PORT ST LUCIE, FL 34953

SEX: MALE **RACE:** WHITE **DOB:** 11/21/1961 **HEIGHT:** 5'11 **WEIGHT:** 215

EYES: BROWN **HAIR:** GREY **SS #** [REDACTED] **FL DL#:** W655012614210

CW



INVESTIGATING OFFICER: Detective C. Wood #2139

INVESTIGATING AGENCY: Osceola County Sheriffs' Office

AGENCY CASE NUMBER: 17I024920

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FILED IN OFFICE
CLERK OF COURT
OSCEOLA COUNTY, FL
2017 AUG -8 P 3:56
ARMANDO RAMIREZ
CLERK OF COURT
CRIMINAL DIVISION

AFFIDAVIT FOR ARREST WARRANT

STATE OF FLORIDA
COUNTY OF OSCEOLA

The undersigned Judge of the Ninth Judicial Circuit, GREG TYMAN, received a sworn affidavit from **Detective C. Wood** for the Osceola County Sheriff's Office, who being first duly sworn, says that on or about the 21 day of April, 2017, in Osceola County, Florida, the Defendant, **ALAN LEE WEIERMAN**, did, in violation of Florida State Statute(s) **817.034(4A1), 831.01 (16 Counts), 831.02 (10 Counts), 817.568(8B) (12 Counts), 817.568(2B) (4 Counts), 812.0145(2C) (16 Counts), 812.019(2) (4 Counts), 817.535(2A), 817.535(2B) (9 Counts), 895.03, and 817.569(2) (74 Counts)**, unlawfully commit the offense(s) of **Scheme to Defraud over \$50,000, Conspiracy to Commit Forgery (16 Counts), Conspiracy to Utter a Forged Instrument (10 Counts), Criminal Use of Personal Identification Information of Deceased over \$5,000 (12 Counts), Criminal Use of Personal Identification Information over \$5,000 (4 Counts), Grand Theft from Victim 65 years or Older over \$300 (16 Counts), Trafficking in Stolen Property (4 Counts), Conspiracy to Unlawfully File a False Document, Conspiracy to Unlawfully File a False Document a Second or Subsequent time (9 Counts), Racketeering, and Use of Public Record to further the Commission of a Felony (74 Counts)**, as evidenced by the following:

On March 17, 2017, I, Detective C. Wood, was assigned to investigate an anonymous complaint of a scam being conducted by a subject named Alan Weierman, who also went by the nickname of "The Colonel." The complainant had advised Alan was fraudulently obtaining land parcels from Suburban Estates, located in Saint Cloud, Florida. The allegations were that Alan was forging the signatures of the owners of the properties on warranty deeds, Alan had created, stating he purchased the parcels from them. The complainant stated Alan was working with a notary by the name of Trevor E. Pearson, whom was assisting Alan with the scheme.

I conducted an inquiry of all the documents submitted to the Osceola County Clerk of the Court by Alan Weierman. I noticed Alan had submitted several deeds between the dates of February 14, 2006 through March of 2017. I observed the most recently submitted deeds were for land parcels located in Suburban Estates. While reviewing the documents, I observed every document that had been submitted after August 16, 2016, was notarized by Trevor E. Pearson, other than, one Quit-Claim Deed submitted on December 22, 2016. I also noticed that all of the documents notarized by Trevor E. Pearson had the statement, "This instrument prepared by Alan L. Weierman 1800 SW Cameo Blvd Port St Lucie Florida 34953" printed on the top right corners.

I conducted a notary search through Florida's Division of Corporations' website. I located one record of a notary with the name of Trevor E. Pearson. I was provided with the following information for Trevor's notary certification:

"Notary ID: 1472620
Last Name: PEARSON
First Name: TREVOR
Middle Name: E
Birth Date: 12/12/XX
Transaction Type: NEW
Certificate: GG 11717

Status: ACT

Issue Date: 07/14/16

Expire Date: 07/13/20

Bonding Agency: American Safety Council

Mailing Address: Port Saint Lucie, FL 34953-0000"

I utilized the Osceola County Property Appraiser's website to search all the properties owned by Alan Weierman. I located several properties, all of them being land parcels in Suburban Estates. I reviewed the first document that was submitted by Alan, which had been notarized by Trevor E. Pearson on August 9, 2016. The document was a Quit Claim Deed for a parcel with an ID number of 25-27-31-9991-1031-11002E. Upon researching this number through the Property Appraiser's website, it showed no record found. I later located the same document under parcel number 25-27-31-9991-0311-002E, making it appear the number on the Quit Claim Deed was mistyped. I observed the legal description on the Quit Claim Deed matched the legal description for the parcel, which confirmed the Quit Claim Deed was for parcel ID 27-31-9991-0311-002E.

I noticed the Quit Claim Deed for parcel 25-27-31-9991-0311-002E, showed Alan Weierman as the seller and purchaser of the property. The Quit Claim Deed also stated the document was prepared by Alan Weierman. However, when I further reviewed the history of the parcel, I discovered the property was owned by Dennis R. Boehmer. There was no record prior to the Quit Claim Deed stating Dennis sold the property to Alan. I then noticed on November 9, 2016, a Warranty Deed was submitted on the parcel, showing Dennis R. Boehmer sold the property to Alan Weierman for \$10.00. This document showed it was notarized by Trevor E. Pearson on September 24, 2016. This document stated, "This instrument was prepared by Alan L. Weierman." The document appeared to be signed by Dennis R. Boehmer, as the seller, Trevor E. Pearson, as the Notary Public, and Gary E Looney, as a witness. However, the witness failed to print his name in the designated area.

There was an additional document submitted on the parcel on January 30, 2017. The document was a Warranty Deed showing Alan Weierman as the seller and Alan Weierman, Molly Weierman, and Jonathan Weierman as the buyers. This was done in order to divide the property into two separate parcels. The new parcel was given a parcel number of 25-27-31-9991-0311-003E, while retaining the parcel number ending in 002E. The document showed the parcel was purchased for \$10.00. This document stated, "This instrument was prepared by Alan L. Weierman." The document appeared to be signed by Alan Weierman, as the seller, Trevor E. Pearson, as the Notary Public, and Patricia Brink, as a witness. The Warranty Deed was notarized by Trevor on January 24, 2017.

The Property Appraiser's website showed record that the parcel was originally sold to Dennis R. Boehmer for \$2,229.00 in 1971. I found the documents submitted by Alan to be suspicious, specifically the Quit Claim Deed that showed Alan as the seller, though he did not own the property. I decided to contact the initial owner of the property, Dennis, to confirm if he sold the property to Alan. The original Warranty Deed showed Dennis had resided in Illinois.

Upon conducting an inquiry for Dennis R. Boehmer, I located a subject by the same name with matching information from the original deed. Upon reviewing the information, I discovered

Dennis had died on October 31, 2013. I found contact information for his son, Michael Boehmer, and his ex-wife, Kathleen Boehmer. I contacted Kathleen via phone and inquired about Dennis and the property in Suburban Estates. Kathleen confirmed Dennis had passed away and that he could not have signed the Warranty Deed submitted by Alan Weierman. Kathleen recalled Dennis purchasing the property years ago. Kathleen advised she and Dennis had separated a few years prior to his death, but that she knew he had still owned the property. Kathleen explained to me that Michael should have more information, since he handled most of Dennis's affairs after his death.

I contacted Michael Boehmer via phone and advised him of my investigation. He also confirmed that Dennis had passed away and that he could not have signed the Warranty Deed that was submitted by Alan Weierman. Michael advised me, since his father's death, he had not sold any property in Suburban Estates on behalf of Dennis. Michael stated he had not given anyone permission to forge his father's signature and that he desired prosecution.

Upon further checking the property tax history on the parcel, I located additional address information that matched the information of the deceased Dennis Boehmer. I observed Dennis had paid the taxes on the parcel up to 2012, with his last submitted payment being on January 18, 2013. I noticed Alan appeared to have claimed adverse possession of the parcel but per Chapter 95 of the Florida State Statutes, Alan had not completed the necessary steps or submitted the required documentation to claim adverse possession. Additionally, if Alan had obtained the parcel through adverse possession, there would be no need to submit a warranty deed stating he purchased the property from Dennis.

After I confirmed parcel number 25-27-31-9991-0311-002E was obtained fraudulently by the submission of the forged document to the Osceola County Clerk of the Court, I began reviewing the parcels that were recently obtained by Alan Weierman. Through my investigation, I located the following parcels that were also obtained by Alan utilizing the same fraudulent scheme:

- 25-27-31-9993-0321-001E – Forged signatures for Thelma M. Clark, Glenn E. Smith, Lester H. Smith, and Dorothy E. Bell. Dorothy died on May 14, 2010 and Glenn died on April 4, 2017. The warranty deed was notarized by Trevor E. Pearson on March 7, 2017. Alan divided the parcel into separate parcels, obtaining the new parcel a number of 25-27-31-9993-0321-003E. Lester provided a sworn written statement to the Warsaw Police Department advising he desired prosecution. Thelma provided a video statement to the Kosciusko County Sheriff's Department advising she desired prosecution.

- 25-27-31-9993-0122-001E – Forged signatures for Mildred Camenzend, Ramah Camenzend, and Edwin Camenzend. Mildred died in 1993 and Ramah died on September 9, 2013. The warranty deed was notarized by Trevor E. Pearson on March 7, 2017. Edwin provided a sworn written statement to the Sioux City Police Department advising he desired prosecution. Alan had sold property to Andrew O'Gara, who was still making payments to Alan.

- 25-27-31-9993-0121-001E - Forged signature for Ramah Camenzend only. Did not include Edwin or Mildred's signature. The warranty deed was notarized by Trevor E. Pearson on

February 8, 2017. Edwin provided a sworn written statement to the Sioux City Police Department advising he desired prosecution.

- 25-27-31-9993-0421-001E – Forged signatures for Roland Smith and Doris Smith. Roland died on July 21, 2007 and Doris died on December 18, 2009. Located surviving family member, Deborah Smith. The warranty deed was notarized by Trevor E. Pearson on December 19, 2016. On April 20, 2017, Deborah advised Officer Warren with the Novato Police Department that she did not sell the property and desired prosecution. Deborah was unable to provide a sworn written statement due to medical condition. Alan submitted two additional warranty deeds in order to divide the parcel, obtaining a new parcel a number of 25-27-31-9993-0421-003E, while also retaining the parcel number ending in 001E. These warranty deeds placed the parcels under the ownership of Alan Weierman, Molly Weierman, and Jonathan Weierman and were notarized by Trevor E. Pearson on January 24, 2017. Another warranty deed was submitted showing the parcel ending in 003E was sold to David Panaro and Hope Garrett for \$10.00. This deed was notarized by Trevor E. Pearson on February 2, 2017.

- 25-27-31-9991-0422-002E – Forged signature for Anthony Dimeo, who died on August 26, 2011. Could not locate any information for a subject named Gilda Dimeo, which was other signature. The warranty deed was notarized by Trevor E. Pearson on March 8, 2017. Parcel was divided into separate parcels, allowing Alan to obtain a new parcel number of 25-27-31-9991-0422-005E. A warranty deed was submitted showing the parcel ending in 005E was sold by Alan to Doug Dowds. The deed was notarized by Trevor E. Pearson on April 21, 2017.

- 25-27-31-9993-0311-002E – Forged signature for Jack Brandman, who died on July 31, 2015. Could not locate any surviving family members. The warranty deed was notarized by Trevor E. Pearson on March 8, 2017.

- 25-27-31-9993-0421-002E – Forged signature for Guy Rivet, who died on August 1, 2012. Could not locate any information for a subject named Radu Virgil, which was the other signature. The warranty deed was notarized by Trevor E. Pearson on February 23, 2017. An additional warranty deed was submitted showing the parcel was sold by Alan to Arthur Schultheiss Jr., Kelly Schultheiss, Kimberly Prescott, and James Prescott. This warranty deed was notarized by Trevor E. Pearson on March 23, 2017.

- 20-27-32-0000-4443-000H – Forged signature for Maria Bielich de Magot. Maria died on February 14, 1988. Signature for a Del Solar Ismena, but the name has no association with the parcel. Juan Magot died on March 3, 1984, and their son, Carlos Magot, died on September 23, 1993. All owners resided in Lima, Peru. No surviving family members could be located. The warranty deed was notarized by Trevor E. Pearson on January 26, 2017.

- 25-27-31-0000-2414-001D – Forged signature for Adrian Bishop. Property was passed down to her nephew, Patrick Adrian Graham. Patrick advised Adrian had died approximately 30 years ago. Patrick provided a notarized sworn written statement advising he desired prosecution. The forged warranty deed was notarized by Trevor E. Pearson on February 23, 2017.

In the witness areas on all the warranty deeds, I observed the following four names that were used continuously as witnesses, Gary Looney, Kari Kreiter, Patricia Brink, and David Weierman. While comparing the witness's signatures from each submitted deeds, I noted that some of the signatures did not appear to match with the signatures for the same person on other submitted deeds, making it appear as if the signatures had been forged.

I noticed all of the forged warranty deeds for the aforementioned parcels were all notarized by Trevor E. Pearson. On May 3, 2017, I requested the Port Saint Lucie Police Department to make contact with Trevor E. Pearson and advise him to contact me in reference to my investigation. I was later contacted by the Port Saint Lucie Police Department, who informed me they were unable to locate Trevor, but provided me with a phone number the agency had saved for him (772-486-9402).

Upon calling the phone number, I was able to reach a subject, who identified himself as Trevor E. Pearson. I informed him I was conducting an investigation and asked if he was familiar with Alan Weierman. Trevor told me he knew Alan very well. I requested to know if he was a notary and if he had ever notarized any documents for Alan Weierman. Trevor confirmed he was a notary and he explained he had notarized multiple documents for Alan Weierman, specifically numerous warranty deeds for parcels located in Suburban Estates in Osceola County, Florida.

I advised Trevor that I would like to meet with him to review some of the warranty deeds he had notarized for Alan Weierman. Trevor seemed to become suspicious and asked why I needed to meet him. I informed Trevor that throughout my investigation, I located numerous warranty deeds that he notarized that contained the forged signatures of deceased individuals. Trevor seemed to be caught by surprise by this information. Trevor had a noticeable stammer in his voice and gave the impression that he was extremely nervous. Trevor told me "that does not sound right." He then informed me that he was a "family guy" and that he does not do "shady stuff." Still sounding as if he was anxious, Trevor stated he needed to "call some people and confirm some things." I provided Trevor with my phone number and requested he contact me back.

I later received a call back from Trevor, who stated he wanted to verify my credentials. I provided him with my name, employee identification number, and position title, and advised him he could contact the Osceola County Sheriff's Office to verify the information. He told me he wanted to ensure this was not a joke and that he was surprised by the call. I informed him the call was not a joke and I was conducting a legitimate investigation and I needed to review the notarized warranty deeds with him. I asked Trevor if his notary stamp had possible been stolen or if he had misplaced it. Trevor refused to answer any questions though. He again told me that he first needed to make some phone calls and confirm some information. He advised me he would contact me back at a later time.

After my initial phone conversation with Trevor Pearson on May 3, 2017, I never received any response back. Throughout my investigation, I attempted to contact him numerous times and left voice messages on his phone requesting he contact me back. On June 2, 2017, I was able to get ahold of Trevor via phone. I again requested Trevor meet with me to go over the warranty deeds that he had notarized. Trevor seemed disinterested in speaking with me. He refused to meet with

me, stating he was about to go on a cruise. Trevor told me he believed he would be back on June 6, 2017, and would contact me after he returned.

I contacted the Florida Division of Corporations and the Florida Governor's Office. I inquired if Trevor had reported his notary seal to be lost, stolen, or believed to be in the possession of another. I was informed they had not received any such reports from Trevor. Per Florida State Statute 117.05, "a notary public whose official seal is lost, stolen, or believed to be in the possession of another person shall immediately notify the Department of State or the Governor in writing."

I contacted David Panaro and Hope Garrett via phone in reference to parcel 25-27-31-9993-0421-003E, which had been sold to them by Alan. I advised them of my investigation and inquired about the parcel they purchased. I was advised they had purchased the property from Alan Weierman, who went by the nickname, "The Colonel." They informed me they paid \$5800.00 for the parcel, plus an additional \$100.00 for a water well. They stated they first heard about Alan selling the parcel from him advertising the property online and over Facebook.

David and Hope further advised me that Alan has multiple pieces of heavy equipment and numerous military trucks in Suburban Estates. They stated Alan used the heavy equipment and military trucks to clear the parcels and install water wells. They told me Alan works on the parcels to make them more appealing when he is selling them. I asked David and Hope if they would be willing to meet with a law enforcement officer to provide a sworn written statement and conduct a photographic lineup, to which they agreed. They later provided sworn written statements to Detective P. Griffith (ID# 216) with the Port St. Lucie Police Department and agreed to a video-recorded interview. Detective Griffith also conducted photographic lineups with David and Hope, separately. He advised me both David and Hope were able to identify Alan Weierman, quickly. Detective Griffith later forwarded me the information via mail. Upon receiving the information, it was submitted to evidence at the Osceola County Sheriff's Office.

I later contacted Arthur Schultheiss, Kelly Schultheiss, Kimberly Prescott, and James Prescott in reference to their purchase of parcel number 25-27-31-9993-0421-002E. Upon speaking with Arthur and Kimberly, they advised me they purchased the parcel along with Kimberly and James from Alan Weierman, who they also knew as "Colonel Holopaw." They advised Alan charged them \$5800.00 for the parcel, plus an additional \$100 for the water well installation. They explained they met with Alan, in person, and paid him the \$5900.00. Upon receiving payment, Alan provided them with a receipt and the documentation for the parcel. All four subjects advised me they were very familiar with Alan. They stated they first heard about Alan selling the parcel from him advertising the property online and over Facebook. They informed me Alan is always in Suburban Estates, operating heavy equipment and military vehicles he has on the property. They explained that Alan uses all his heavy equipment and military vehicles to clear the properties he is selling to make them more appealing. Arthur informed me Alan runs a company in Suburban Estates called Dirty Deeds Land Services, where he also offers his services for hire. Arthur, Kelly, Kimberly, and James all advised they desired prosecution for the incident.

On June 29, 2017, Detective D. Hepler with the Martin County Sheriff's Office met with Arthur, Kelly, and Kim. Detective Hepler collected sworn written statements from each subject and conducted an audio-recorded interview with each person. He then conducted the photographic line-up with each subject separately. All three subjects were able to positively identify Alan Weierman during the line-up. Detective Hepler has each person complete an Osceola County Sheriff's Office Witness Instructions for Line-Ups Form, which I had provided to him via email. Detective Hepler later forwarded me all the documentation via mail, which was submitted to the Evidence Division at the Osceola County Sheriff's Office.

After speaking with Arthur, Kelly, Kimberly, and James, I was contacted by Andrew O'Gara. Andrew advised he had received a call from his friends and had been warned the property he purchased from Alan Weierman may have been stolen. Andrew advised me he purchased parcel number 25-27-31-9993-0122-001E from Alan Weierman. I informed Andrew that was one of the properties that was obtained fraudulently by Alan. The owner, Edwin Camenzend, had not agreed to sell the parcel and had his signature forged. Andrew agreed to meet with me to provide a sworn written statement and conduct a photographic lineup.

On June 7, 2017, Detective A. Hogue and I met with Andrew at the Osceola Regional Medical Center in Kissimmee, FL. Andrew advised me he has known Alan, who he also knew to use the nickname, "The Colonel," for years. He agreed to purchase a property that Alan was selling for \$5800.00. The two agreed that Andrew would give Alan \$2000.00 down and pay \$200 a month, until the parcel was paid off. Andrew advised he had made three \$200 payment to Alan so far, for a total of \$600. Alan charges Andrew's credit card through the Square.com Application every month. Andrew showed me text messages from Alan on his phone. In the string of text messages, I observed Alan asking Andrew if he could process the \$200 payment on that particular day. I also observed messages from Alan explaining to Andrew that he was going to meet with others to sell another parcel. Andrew advised me he desired prosecution for the incident.

Andrew further advised me that Alan has multiple pieces of heavy equipment and numerous military trucks in Suburban Estates. Andrew told me Alan uses the heavy equipment and military trucks to clean up the properties and install water wells on the parcels he sells. He told me Alan works on the parcels to make them more appealing to the buyers. Andrew stated Alan has told him that he only uses the military trucks in Suburban Estates because he is not allowed to operate them on public roadways. Andrew also informed me Alan has numerous campers and trailers in Suburban Estates that he stays in.

Detective Hogue conducted the photographic lineup with Andrew. Detective Hogue read the instructions aloud to Andrew from the Osceola County Sheriff Office's Witness Instructions for Line-Ups form. Andrew advised he understood the instructions. Upon beginning the photographic lineup, Andrew immediately stated, "Ok, I can clearly identify number two as Alan Weierman, AKA the Colonel." Andrew circled the number 2 under the photograph, identifying that subject as Alan Weierman. He then initialed each picture verifying he viewed each of the six subjects. It should be noted, the photographic lineup was audio recorded to document the exact words that were stated.

The photographic lineup presented to Andrew consisted of six photographs and were in a colorless (black and white) format. All subjects in the lineup were representative of the physical characteristics of Alan Weierman. The subjects in the photographs were reasonably similar in age, height, weight, and general appearance and were of the same sex and race. The following subjects were used in the following order:

- 1: Dustin Smith
- 2: Alan Weierman
- 3: Wayne Combs
- 4: Robert Nappi
- 5: Matthew Wholley
- 6: Sean Orourke

The photographic lineup and audio recording were later submitted to evidence at the Osceola County Sheriff's Office.

On June 13, 2017, I was able to meet with William "Bill" Burchfield, who was the Land Records Director with Osceola County Property Appraiser's Office. I provided Bill with the information I collected during my investigation. Upon reviewing the information, Bill advised me Alan had not obtained any of the parcels through adverse possession. Bill further explained that just paying the property taxes for 7 years does not grant the person ownership over the property. Bill stated that just gives the person the ability to file for adverse possession, but there is still no guarantee the subject would be granted ownership of the property. Bill advised the adverse possession forms even state, "This return does not create any interest enforceable by law in the described property."

Bill advised Alan had submitted three forms attempting to claim adverse possession on parcels in Suburban Estates. Bill provided me with the three adverse possession forms that had been submitted by Alan Weierman. One of the forms was for parcel number 20-27-32-0000-4443-000H, which was one of the parcels that Alan had submitted a forged warranty deed on. The document showed it had been submitted on March 9, 2016. Another form was for parcel number 25-27-31-9991-0311-002E, which was another parcel Alan had submitted a forged warranty deed on. This document showed it had been submitted on November 10, 2015. The last form was for parcel number 25-27-31-0000-2142-000D, which Bill informed me the owner was notified and had paid for the owed taxes, so the adverse possession would not be granted. This document showed it had been submitted on January 20, 2016.

Bill advised me, it appeared, that Alan was attempting to avoid the adverse possession process and obtain the parcels by forging the owner's signatures. While speaking with the Property Appraiser's Office, I was advised they were unable to give an accurate value of the properties in Suburban Estates due to the properties not being surveyed. I was informed that properties are assessed by comparing them to similar parcels that have sold. Based upon this information, each parcel would be valued at \$5900.00, which is the price Weierman was selling the stolen parcels for.

While reviewing Alan Weierman's public Facebook profile (<https://www.facebook.com/alan.weierman.5>), I noticed Alan had posted numerous parcels for sale in groups related to Suburban Estates. I also observed Alan Weierman's profile and Trevor Pearson's Facebook profile (<https://www.facebook.com/trevor.pearson.1238>) were connected as friends. Trevor and Alan appeared to be very active on each other's profiles, constantly liking, tagging, and commenting on each other's post. A subpoena was forwarded to Facebook requesting more information on the profiles. I later received a response from Facebook, which confirmed the profiles did belong to Alan Weierman and Trevor Pearson. I was informed for Facebook to release copies of their messages and posts; I would need to submit a search warrant for the profiles.

Based upon my investigation, I have probable cause to believe Alan Weierman uttered 10 forged warranty deeds, which he prepared, to the Osceola County Clerk of Court. Alan submitted these deeds in order to claim ownership of the parcels without the consent of the owners. I confirmed that 16 of the signatures were forged, with 12 of the signatures being forged after the person's death. Alan utilized the personal identification information of 16 victims, which he obtained through public records, to fraudulently obtain approximately \$59,000.00 worth of property. After fraudulently obtaining the parcels, Alan proceeded to sell four of the parcels knowing they were stolen.

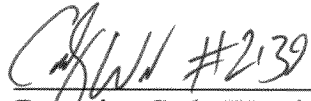
Trevor E. Pearson notarized each warranty deed, even though the signatures on the deeds were forged. Twelve of the signatures were for people that were deceased, making it impossible for Trevor to witness them signing the document. Trevor had not reported his notary seal to be lost, stolen, or believed to be in the possession of another, as required by Statute. When I attempted to ask Trevor if his seal had been lost or stolen, he refused to answer. I have probable cause to believe Trevor falsely notarized the 16 signatures on the warranty deeds, belonging to persons who were not in his presence during the time the signatures were notarized. Trevor notarized the 10 documents with the intent of defrauding the owners of their property.

Based upon my investigation, I have probable cause to believe Alan and Trevor conspired together in a systematic, ongoing course of conduct with intent of defrauding numerous victims of their property. Alan and Trevor collaborated in order to fraudulent obtain and sell the parcels. Trevor notarized each of the warranty deeds throughout the entirety of the scheme.

Based upon my investigation, I find there is probable cause to believe Alan Weierman and Trevor Pearson are in violation of Florida State Statute (F.S.S.) 817.034(4A1); Scheme to Defraud over \$50,000, F.S.S. 831.01; Conspiracy to Commit Forgery (16 Counts), F.S.S. 831.02; Conspiracy to Utter a Forged Instrument (10 Counts), F.S.S. 817.568(8B); Criminal Use of Personal Identification Information of Deceased over \$5,000 (12 Counts), and F.S.S. 817.568(2B); Criminal Use of Personal Identification Information over \$5,000. (4 Counts). I also find probable cause to believe they are in violation of F.S.S. 812.0145(2C); Grand Theft from Victim 65 years or Older over \$300 (16 Counts), F.S.S. 812.019(2); Trafficking in Stolen Property (4 Counts), F.S.S. 817.535(2A); Conspiracy to Unlawfully File a False Document, and F.S.S. 817.535(2B); Conspiracy to Unlawfully File a False Document a Second or Subsequent time (9 Counts). I find there is probable cause to believe Alan and Trevor are in violation of F.S.S. 895.03; Racketeering, and F.S.S. 817.569(2); Use of Public Record to further the

Commission of a Felony (74 Counts). I find there is probable cause to believe Trevor is in violation of F.S.S. 117.105; Notary Falsely Certifying an Instrument (10 Counts).

Based on the information, evidence, and sworn statements obtained during this investigation, your affiant makes this affidavit and prays the issuance of an arrest warrant, in due form of law, for the arrest of **ALAN LEE WEIERMAN** by duly constituted officers of the law.


Detective Cody Wood #2139
Affiant

SWORN TO AND SUBSCRIBED before me in County and State aforesaid this 28 day
of July, 2017

