

From: [Lisa Patton](#)  
To: [Vincent Burke](#)  
Cc: [Lisa Patton](#)  
Subject: RE: Wilbert Williams, 1815 38th Place  
Date: Friday, February 23, 2020 8:50:43 AM  
Attachments: [Screenshot \(1\)](#), [Screenshot \(2\)](#), [Screenshot \(3\)](#), [Screenshot \(4\)](#), [Screenshot \(5\)](#), [Screenshot \(6\)](#), [Screenshot \(7\)](#), [Screenshot \(8\)](#), [Screenshot \(9\)](#), [Screenshot \(10\)](#), [Screenshot \(11\)](#), [Screenshot \(12\)](#), [Screenshot \(13\)](#), [Screenshot \(14\)](#), [Screenshot \(15\)](#), [Screenshot \(16\)](#), [Screenshot \(17\)](#), [Screenshot \(18\)](#), [Screenshot \(19\)](#), [Screenshot \(20\)](#), [Screenshot \(21\)](#), [Screenshot \(22\)](#), [Screenshot \(23\)](#), [Screenshot \(24\)](#), [Screenshot \(25\)](#), [Screenshot \(26\)](#), [Screenshot \(27\)](#), [Screenshot \(28\)](#), [Screenshot \(29\)](#), [Screenshot \(30\)](#), [Screenshot \(31\)](#), [Screenshot \(32\)](#), [Screenshot \(33\)](#), [Screenshot \(34\)](#), [Screenshot \(35\)](#), [Screenshot \(36\)](#), [Screenshot \(37\)](#), [Screenshot \(38\)](#), [Screenshot \(39\)](#), [Screenshot \(40\)](#), [Screenshot \(41\)](#), [Screenshot \(42\)](#), [Screenshot \(43\)](#), [Screenshot \(44\)](#), [Screenshot \(45\)](#), [Screenshot \(46\)](#), [Screenshot \(47\)](#), [Screenshot \(48\)](#), [Screenshot \(49\)](#), [Screenshot \(50\)](#), [Screenshot \(51\)](#), [Screenshot \(52\)](#), [Screenshot \(53\)](#), [Screenshot \(54\)](#), [Screenshot \(55\)](#), [Screenshot \(56\)](#), [Screenshot \(57\)](#), [Screenshot \(58\)](#), [Screenshot \(59\)](#), [Screenshot \(60\)](#), [Screenshot \(61\)](#), [Screenshot \(62\)](#), [Screenshot \(63\)](#), [Screenshot \(64\)](#), [Screenshot \(65\)](#), [Screenshot \(66\)](#), [Screenshot \(67\)](#), [Screenshot \(68\)](#), [Screenshot \(69\)](#), [Screenshot \(70\)](#), [Screenshot \(71\)](#), [Screenshot \(72\)](#), [Screenshot \(73\)](#), [Screenshot \(74\)](#), [Screenshot \(75\)](#), [Screenshot \(76\)](#), [Screenshot \(77\)](#), [Screenshot \(78\)](#), [Screenshot \(79\)](#), [Screenshot \(80\)](#), [Screenshot \(81\)](#), [Screenshot \(82\)](#), [Screenshot \(83\)](#), [Screenshot \(84\)](#), [Screenshot \(85\)](#), [Screenshot \(86\)](#), [Screenshot \(87\)](#), [Screenshot \(88\)](#), [Screenshot \(89\)](#), [Screenshot \(90\)](#), [Screenshot \(91\)](#), [Screenshot \(92\)](#), [Screenshot \(93\)](#), [Screenshot \(94\)](#), [Screenshot \(95\)](#), [Screenshot \(96\)](#), [Screenshot \(97\)](#), [Screenshot \(98\)](#), [Screenshot \(99\)](#), [Screenshot \(100\)](#)

Additional information

12/13/2019- first contact with Wilbert Williams and Brodley Williams (father& son) they were in utilities inquiring on how to get water for some locations  
1815 38<sup>th</sup> PL \$30,526.71  
1946 24<sup>th</sup> ST SW \$39,868.30  
2385 11<sup>th</sup> CT SW \$12,118.30

I went through the explanations of the unpaid balances and liens, both Mr. Wilbert Williams and Brodley Williams seemed surprised by the high balances associated with the properties. I asked if they had hired a title company and or search for the liens themselves, they did not. I did bring up the Clerk of Court Web page and showed them how to look for liens filed in Indian River County for future reference

1/6/2020 Mr. Brodley Williams wanted to make a payoff deal with payment arrangements on 1815 38<sup>th</sup> pl and 2385 11<sup>th</sup> CT SW , he made comment that he was going to let the 1946 24<sup>th</sup> st property default back to a tax sale to be rid of the property.

2/13/2020 I spoke with Brody Williams, he was asking about waiving fee's, I advise that we have nothing currently in ordinance that would allow IRCUDS to waive the PF's in a situation that wasn't hardship related. I also explained that this matter had already been address in front of the board, I did reference Mr. Hollands. These properties were purchased to build homes and sell

All three properties had been purchased by Wilbert Williams and Brodley Williams in tax deed sales.

Lisa

Lisa Patton  
Customer Service Manager  
Indian River County Utilities  
772-226-1803  
[lpatton@ircgov.com](mailto:lpatton@ircgov.com)

From: Vincent Burke <[vburke@ircgov.com](mailto:vburke@ircgov.com)>  
Sent: Wednesday, February 26, 2020 12:42 PM  
To: Ed Offutt <[eoffutt@ircgov.com](mailto:eoffutt@ircgov.com)>; Richard Bruce <[rbruce@ircgov.com](mailto:rbruce@ircgov.com)>  
Cc: Lisa Patton <[lpatton@ircgov.com](mailto:lpatton@ircgov.com)>; Jason Brown <[jbrown@ircgov.com](mailto:jbrown@ircgov.com)>; Bob Solari <[bsolari@ircgov.com](mailto:bsolari@ircgov.com)>  
Subject: RE: Wilbert Williams, 1815 38th Place

Ed,

Thank you for the summary. Mr. Williams has been here to speak with Lisa Patton of this office regarding the property at 1815 38<sup>th</sup> Place.

Pursuant to Section 201.22 of the Indian River County Code and Section 153.67, Florida Statutes, a lien was filed with the clerk of court on **September 30, 1997**, on the subject property which was owned, at that time, by a Ms. Inez Register. No payments were attempted on the property. Over the years, due to time and the compounding penalties and interest, the balance as of 02/10/2020 is \$30,526.71. I have attached two excel spreadsheet that show the account history. The summary account page shows the fees associate since Mr. Williams took ownership of the property.

Attached is a copy of the tax deed when Mr. Williams took ownership of the property dated **September 24, 2019**, filed on September 25, 2019 with the Clerk. In doing some research with the Clerk's website regarding tax deed purchases (link below), please note the following caveat regarding liens on the property: "It is recommended that all bidders perform a title search and consult an attorney prior to placing a bid":

<https://www.indian-river.realtaxdeed.com/index.cfm?action=HOME&method=START>



Lastly, This bring up an issue that came before the Board in 2016. A Mr. Holland had acquired a property in the southern area of the County through a foreclosure auction, had a utility lien on the property and was looking for BCC approval to waive certain charges. The Board did not vote to do so. I have included both a copy of the agenda item **10.B.2** and the meeting minutes from the March 22, 2016 meeting.

**Attachments:**

1. Excel file of Account history
2. Excel summary of account since Mr. Williams became owner
3. Lien for 1815 38<sup>th</sup> Place
4. Tax Deed for 1815 38<sup>th</sup> Place
5. March 22, 2016 Agenda, see item 10.B.2.
6. March 22, 2016 approved meeting minutes

Regards,  
Vincent

From: Ed Offutt <[eoffutt@ircgov.com](mailto:eoffutt@ircgov.com)>  
Sent: Wednesday, February 26, 2020 9:25 AM  
To: Vincent Burke <[vburke@ircgov.com](mailto:vburke@ircgov.com)>  
Cc: Lisa Patton <[lpatton@ircgov.com](mailto:lpatton@ircgov.com)>; Richard Bruce <[rbruce@ircgov.com](mailto:rbruce@ircgov.com)>; Jason Brown <[jbrown@ircgov.com](mailto:jbrown@ircgov.com)>; Bob Solari <[bsolari@ircgov.com](mailto:bsolari@ircgov.com)>  
Subject: Wilbert Williams, 1815 38th Place

Good morning, Vincent –

I was visited this morning by Mr Wilbert Williams of 1755 38<sup>th</sup> Place (772-777-0753).

Mr Williams has recently purchased an empty lot at 1815 38<sup>th</sup> Place. After acquiring the property, Mr Williams said he was surprised to learn that there was an outstanding utilities bill of \$27,000+ on the empty lot. On its own, this situation is problematic for him, but the bill has now gone up to over \$30K in the last couple of months, and he doesn't understand how that could be on an empty lot. Mr Williams has requested a meeting with Commissioner Solari (his commissioner).

Mr Williams stated he spoke with Lisa Patton, and I know Lisa will fill you in on any relevant details from her discussion. Appreciate your thoughts on this once you've had a chance to research.

As it is a District 5 matter, I will defer to Richard Bruce as the lead BCC agent from here on.

Best regards  
ed  
**Edwin J. Offutt**  
Commissioner Assistant (Districts 2 and 3)  
Indian River County  
1801 27<sup>th</sup> Street  
Vero Beach, FL 32960-3388  
772-226-1919 (Office)  
772-770-5334 (Fax)



**PLEASE NOTE:** Florida has a very broad public records law. Most written communications to or from County officials regarding county business are considered to be public records and will be made available to the public and the media upon request. Your email messages and email address may, therefore, be subject to public disclosure.