



Office of

Attorney's Matters 11/5/2024

INDIAN RIVER COUNTY ATTORNEY

Jennifer W. Shuler, County Attorney
Susan J. Prado, Deputy County Attorney
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MEMORANDUM

TO: Board of County Commissioners

Through: John A. Titkanich, Jr., ICMA-CM, AICP
County Administrator

FROM: Susan Prado, Deputy County Attorney

DATE: October 23, 2024

SUBJECT: Code Foreclosure Case Clarification and Update

Background: This Board gave the County Attorney's Office authorization to move forward with foreclosure action on a number of cases in the past. Since then, there have been a few cases that have come up where there is a large mortgage attached to the property. The County can still proceed with the foreclosure but may not recoup its costs in those cases. Staff is seeking direction from the Board on how they would like to proceed on these types of cases.

As for an update on foreclosures and the effectiveness of them. The foreclosure process has proven to be extremely effective at obtaining compliance with the Code. Out of the 30 foreclosure cases that have been started and gone to the code board to start a foreclosure case only 2 have been foreclosed upon.