

From: Vincent Burke
To: Ed Offutt, Richard Bruce
Cc: Lisa Patton, Jason Brown, Bob Solari
Subject: RE: Wilbert Williams, 1815 38th Place
Date: Wednesday, February 26, 2020 12:42:14 PM
Attachments: [Screenshot of Account History](#), [Excel Summary of Account Since Mr. Williams Became Owner](#), [Lien for 1815 38th Place](#), [Tax Deed for 1815 38th Place](#), [March 22, 2016 Agenda](#), [March 22, 2016 Approved Meeting Minutes](#)

Ed,

Thank you for the summary. Mr. Williams has been here to speak with Lisa Patton of this office regarding the property at 1815 38th 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?2action=HOME&2method=START>

What is the "overtime period"? Why does the auction keep extending?

Any bid placed with less than 30 seconds remaining on the auction clock will automatically extend the bidding period by one (1) full minute. This is referred to as an overtime period.

Does the tax deed sale erase all other liens on the property?

No! There may still be other encumbrances (outstanding judgments, current year's taxes, and other liens) that survive the sale. The winning bidder takes title to the property subject to all defects, liens, encumbrances, and matters of which he/she has or could obtain knowledge. It is the bidder's responsibility to perform all research regarding the property, including the value, title defects, liens, mortgages, or other encumbrances. The Clerk's Office does not guarantee a clear title and is not responsible for any encumbrances on the property purchased at auction. It is recommended that all bidders perform a title search and consult an attorney prior to placing a bid.

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 38th Place
4. Tax Deed for 1815 38th 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>
Sent: Wednesday, February 26, 2020 9:25 AM
To: Vincent Burke <vburke@ircgov.com>
Cc: Lisa Patton <lpatt@ircgov.com>; Richard Bruce <rbruce@ircgov.com>; Jason Brown <jbrown@ircgov.com>; Bob Solari <bsolari@ircgov.com>
Subject: Wilbert Williams, 1815 38th Place

Good morning, Vincent –

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

Mr Williams has recently purchased an empty lot at 1815 38th 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

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