

126 S 7th AVENUE
WAUCHULA FL 33873



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Commissioners,

The following properties have outstanding liens associated with code enforcement violations. The information below summarizes the current compliance status of each property, the outstanding lien amount, and any associated hard costs and attorney fees.

Two of the properties, 126 E. Townsend and 121 W. Main Street, are currently going through the foreclosure process. The remaining properties have liens recorded against them but are not currently in foreclosure.

- 126 E. Townsend (in foreclosure):
 - In compliance as of 9/5/25
 - Lien amount: \$7,525 (this is 25% of \$30,100 per agreement reached in Nov. 2025 Commission Meeting)
 - Hard Costs: \$2,342.23
 - Attorney fees: \$9,408.83 (est. thru 9/14 meeting)
- 121 W. Main St. (in foreclosure):
 - In compliance as of 9/26/25
 - Lien amount: \$12,100 (full amount)
 - Hard costs: \$2,342.23
 - Attorney fees: \$9,408.83 (est. thru 9/14 meeting)
- 125 W. Main St.:
 - Lien but not in foreclosure
 - In compliance
 - Lien amount: \$3,100
 - Hard costs: \$153.55
 - Attorney fees: \$0
 - Note: this property attached to 121 W. Main St. but legally a separate parcel

(continued)

- 715 S. 6th Ave.:
 - Violation #1 (lot maintenance)
 - Lien but not in foreclosure
 - In compliance
 - Lien amount: \$9,100
 - Hard costs: \$208.93
 - Attorney fees: \$0
 - Violation #2 (Case # 24-078-M re: minimum maintenance)
 - Lien but not in foreclosure
 - ***Not in compliance***
 - (per Raina: “The maintenance is an old shed and the fence around the property will either need to be removed or repaired.”)
 - Lien amount: \$18,100
 - Hard costs: [TBD]
 - Attorney fees: \$0