

Recording Stamp



TAX ID/PARCEL #:

NOTICE OF COMMENCEMENT

20 -- 35 -- 17 -- 05506 -- 02

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT**.

1. **Description of property (legal description):** Lot 1556-1974, WD 1556-254710 Block 7 Boulevard Park S/D 842-517, 813-31, WD 095-1947 WD 1077-1208. QC 1556-2106 WD
a. **Street (job) Address:** 1651 NW Oakland Ave, Lake City, FL 32055
2. **General description of improvements:** Flooring Kitchen, bathroom, painting
3. **Owner Information or Lessee information if the Lessee contracted for the improvements**
 - a. **Name and Address:** Modernized Investments LLC & 6900 Daniels Parkway Ste 29-325, Fort Myers, FL 33912
 - b. **Name and Address of fee simple titleholder (if other than owner):**
 - c. **Interest in property:**
4. **Contractor Information**
 - a. **Name and Address:** Anew Property Investments, LLC & 815 SW Jones Terrace, Lake City, FL 32025
 - b. **Telephone #:** 904-458-5425
5. **Surety Information (if applicable, a copy of the payment bond is attached)**
 - a. **Name and Address:**
 - b. **Amount of Bond:**
 - c. **Telephone #:**
6. **Lender**
 - a. **Name and Address:**
 - b. **Telephone #:**
7. **Person within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes**
 - a. **Name and Address:**
 - b. **Telephone #:**
8. **In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes**
 - a. **Name:**
 - b. **Telephone #:**
9. **Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):**

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COLUMBIA COUNTY

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

Anthony Fazio, Member Mgr Modernized Investments

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization ☒ day of June 2026, by Anthony Fazio.
as Owner for 1651 NW Oakland Ave Lake City FL 32055
TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known ☐ OR Produced Identification ☒

SEAL/STAMP:

Type of ID Produced Florida ID

MARJORIE CHAVEZ

Notary Public

State of Florida

Comm# HH648077

Expires 5/7/2029

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC

Published 10/2025