

Seacoast National Bank, NMLS# 608046, Grace Erin Ward, NMLS# 2485974

This Instrument Prepared By:
Marlen Perez
Seacoast National Bank
815 Colorado Avenue, 215
Stuart, FL 34994

Record and return to:
Security Title Services Inc., d/b/a Gilc.
302 North Main Street
Trenton, FL 32693

Permit No. _____ (Do not write above this line) Tax Folio No. 22-7S-16-04292-004

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:
See attached Exhibit "A"
2. General description of improvements: SINGLE FAMILY RESIDENCE AND/OR ALL IMPROVEMENTS
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 - a. Name and address: Brittany Teggart
Charles Joseph Teggart III
3000 SW Fry Ave, Fort White, FL 32038
 - b. Interest in property: Fee Simple
 - c. Name and address of fee simple titleholder (different from Owner listed above):
4. Contractor (Name and address): Mathers Construction Services, LLC
6149 SW CR341, Trenton, FL 32693
 - a. Phone Number: (352) 354-8006
5. Surety Information (if applicable, a copy of the payment bond is attached):
 - a. Name & Address:
 - b. Phone Number:
 - c. Amount of Bond:
6. Lender (name and address): Seacoast National Bank
50 Kindred Street, Suite 215, Stuart, FL 34994
ATTN: Construction Loan Administration Manager
 - a. Phone Number: (800) 706-9991



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7. Persons 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. Phone numbers of
8. In addition to himself or herself, Owner designates Seacoast National Bank, 50 Kindred Street, Suite 201, Stuart, FL, 34994 to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes.
 - a. Phone Number: (800) 706-9991
9. Expiration date of Notice of Commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one year from the date of recording unless a different date is specified): 4/17/2028

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 JOB SITE 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.

Verification pursuant to Section 92.525, Florida Statutes: Under penalties of perjury, I declare that I have read the forgoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

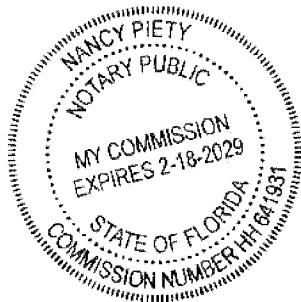
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager.

	4/17/26		4.17.26
Borrower: Brittany Teggart	Date	Borrower: Charles Joseph Teggart III	Date
Its:		Its:	

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of April, 2026, by Brittany Teggart & Charles J. Teggart III, who is personally known to me of who has produced Drivers License as identification and who did take an oath.

(SEAL)



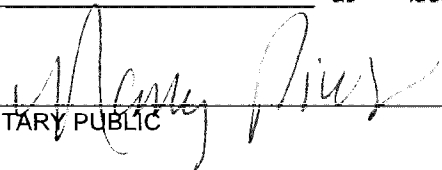

NOTARY PUBLIC
Nancy Piety



EXHIBIT "A"

The Land referred to herein below is situated in the County of Columbia, State of Florida and is described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 7 South, Range 16 East, Columbia County, Florida and run North 00 degrees 27 minutes 32 seconds East, along the East line of said Southwest 1/4 of Northeast 1/4, 467.00 feet to the Point of Beginning, thence continue North 00 degrees 27 minutes 32 seconds East, still along said East line, 320.88 feet, thence North 89 degrees 39 minutes 46 seconds West, 680.36 feet, thence South 00 degrees 27 minutes 32 seconds West, 320.88 feet, thence South 89 degrees 39 minutes 46 seconds East, 680.36 feet to the Point of Beginning.