

PREPARED BY & RETURN TO
Morgan Williams, an employee of
Integrity Title Services, LLC
757 W Duval Street
Lake City, FL 33055
File No.: 26-01019

Inst: 202612016437 Date: 08/04/2026 Time: 11:32AM
Page 1 of 3 B: 1574 P: 310, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH 
Deputy Clerk

Permit No 55251

Tax ID No. 21-7S-17-10040-000

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: (legal description of the property, and street address if available)
22980 SOUTH US HIGHWAY 441 , HIGH SPRINGS, FL 32643
2. General description of improvement: **CONSTRUCTION OF SINGLE FAMILY DWELLING**
3. Owner information:
 - a. Name and address: **MITCHELL T BROWN LLC**
881 SW CR 778, HIGH SPRINGS , FL 32643
 - b. Interest in property: **Fee Simple**
 - c. Name and address of fee simple titleholder (if other than Owner):
4. Contractor:
 - a. Name and address: **SOLID ROCK BUILDERS**
881 SW COUNTY ROAD 778, HIGH SPRINGS, FL 32643
 - b. Phone no.:
5. Surety:
 - a. Name and address:
 - b. Phone number:
 - c. Amount of bond:
6. Lender:
 - a. Name and address: **HML INVESTMENTS, ISAOA/ATIMA**
645 Madison Avenue, New York, NY 10022-1010
 - b. Phone no.:
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: **N/A**
 - b. Phone no.: **N/A**

8. In addition to himself or herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

a. Name and address: **HML INVESTMENTS, ISAOA/ATIMA**
645 Madison Avenue, New York, NY 10022-1010

b. Phone no.:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): **August 4, 2027.**

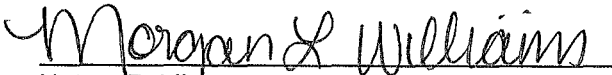
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.

MITCHELL T BROWN LLC



MITCHELL BROWN, MANAGER

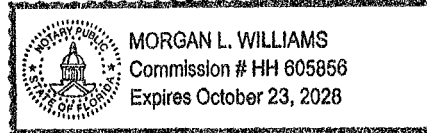
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of February in the year 2026, by MITCHELL T BROWN LLC.



Notary Public

Printed Name: MORGAN L WILLIAMS

My Commission Expires: 10 23 28

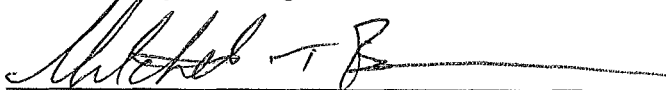


Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.



(Signature of Natural Person Signing Above)

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

BEGIN AT THE NORTHEAST CORNER OF THE SE ¼ OF NE ¼ OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, AND RUN WEST 420 FEET, THENCE RUN SOUTH 105 FEET, THENCE RUN EAST 420 FEET, THENCE RUN NORTH 105 FEET TO THE POINT OF BEGINNING, ALL BEING IN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 41. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°44'11"W., 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°44'11"W., 370.13 FEET; THENCE S.01°55'23"E., 105.02 FEET; THENCE N.87°42'09"E., 262.68 FEET; THENCE N.02°13'26"W., 49.12 FEET; THENCE N.87°11'07"E., 20.43 FEET; THENCE N.01°59'23"W., 55.49 FEET TO THE POINT OF BEGINNING.

Integrity Title Services, LLC

By: *Patricia Lang*

Dated this 18th day of February in the year Two Thousand Twenty-Six, by PATRICIA LANG, of Integrity Title Services, LLC, who is personally known to me or who has produced _____ as identification.

Morgan L. Williams
Notary Public
Printed Name: MORGAN L. WILLIAMS
My Commission Expires 10.23.28

