

PREPARED BY & RETURN TO:

Marla M. Landin, an employee of  
Integrity Title Services, LLC  
757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 21-02007MML

Inst: 202112004614 Date: 03/12/2021 Time: 10:21AM  
Page 1 of 3 B: 1432 P: 1078, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk

Permit No. \_\_\_\_\_

Tax Folio No. R09280-169

## 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)  
  
**1000 SW MANDIBA DRIVE, LAKE CITY, FL 32024**  
  
**Lot 69, Plat for OAKS OF LAKE CITY PHASE 2, a planned residential development according to the Plat thereof recorded in PRRD Plat Book 1, Page 40-44 of the Public Records of Columbia County, Florida.**
2. General description of improvement: **Construction of single family dwelling**
3. Owner information:
  - a. Name and address: **JOHN DEE FORBES and ANNAMARIE JENSEN FORBES  
422 SW BRANDY WAY, LAKE CITY, FL 32024**
  - b. Interest in property: **Fee Simple**
  - c. Name and address of fee simple titleholder (if other than Owner):
4. Contractor:
  - a. Name and address: **BRYAN ZECHER  
465 NW ORANGE STREET, LAKE CITY, FLORIDA 32055**
  - b. Phone number: **(386) 752-8653**
5. Surety:
  - a. Name and address: **N/A  
N/A**
  - b. Phone number: **N/A**
  - c. Amount of bond: **\$N/A**
6. Lender:
  - a. Name and address: **CRESCENT MORTGAGE COMPANY  
6600 PEACHTREE DUNWOODY ROAD, NE 600 EMBASSY ROW, SUITE 650,  
ATLANTA, GA 30328**
  - b. Phone number:
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 number: **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: **CRESCENT MORTGAGE COMPANY  
6600 PEACHTREE DUNWOODY ROAD, NE 600 EMBASSY ROW, SUITE 650,  
ATLANTA, GA 30328**
  - b. Phone number:
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): **March 10, 2022**

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.

*[Signature]*  
JOHN DEE FORBES

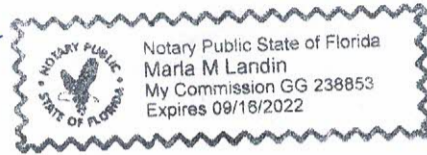
*[Signature]*  
ANNAMARIE JENSEN FORBES

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of March, 2021, by JOHN DEE FORBES and ANNAMARIE JENSEN FORBES.

*[Signature]*

Notary Public  
Printed Name: Marla M. Landin  
My Commission Expires: 9/16/22

Personally Known \_\_\_\_\_ OR Produced Identification Driver's License  
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]*  
(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:

**Lot 69, Plat for OAKS OF LAKE CITY PHASE 2, a planned residential development according to the Plat thereof recorded in PRRD Plat Book 1, Page 40-44 of the Public Records of Columbia County, Florida.**

INTEGRITY TITLE SERVICES, LLC

By: 

Dated this 10th day of March, 2021, by Marla M. Landin, of Integrity Title Services, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public **PATRICIA LANG**  
Printed Name: \_\_\_\_\_  
My Commission Expires: 2/5/23

