

PREPARED BY & RETURN TO:

STEPHAN FANNING, an employee of  
Integrity Title Services, LLC  
757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 25-01031

Inst: 202512010263 Date: 05/06/2025 Time: 2:43PM  
Page 1 of 3 B: 1539 P: 1606 James M Swisher Jr, Clerk of Court  
Columbia, County, By: ML  
Deputy Clerk

Tax Folio No. R01770-241

## 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)

**430 NW MULE WAY, LAKE CITY, FL 32055**

### EXHIBIT "A"

**The West 1/2 of Lot 1, Block B, of COUNTRY LANE ESTATES, a subdivision as per the plat thereof recorded in Plat Book 5, Page(s) 77, 77A and 77B, of the Public Records of Columbia County, Florida.**

2. General description of improvement: **Construction of a new single family dwelling**

3. Owner information:

- a. Name and address: **LAFARIOUS TYRONE MULLINS and THAYLA DAWNYELLE MULLINS  
911 NORTHEAST CHERRY LANE, LAKE CITY, FL 32055-3537**
- 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 Homes, Inc., Bryan Zecher  
2370 SR 47, Lake City, FL 32025**
- b. Phone number: **(386) 752-8653**

5. Surety:

- a. Name and address:
- b. Phone number:
- c. Amount of bond: \$

6. Lender:

- a. Name and address: **T2 FINANCIAL LLC, D/B/A REVOLUTION MORTGAGE  
579 EXEC CAMPUS DRIVE, SUITE 300, WESTERVILLE, OH 43082**
- b. Phone number: **407-440-1444**

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: **Stephan Fanning of Integrity Title Services, LLC 757 W Duval St Lake City, FL 32055**
- b. Phone number: **386-752-1502**

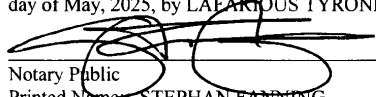
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): **May 5, 2026**

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 1, 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.

  
LAFARIOUS TYRONE MULLINS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2025, by LAFARIOUS TYRONE MULLINS

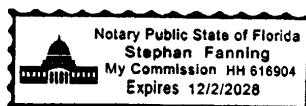
  
Notary Public

Printed Name: STEPHAN FANNING

My Commission Expires: 12/02/2028

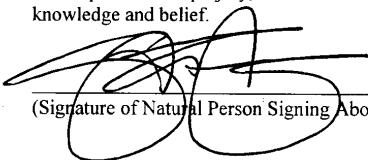
Personally Known \_\_\_\_ OR Produced Identification X

Type of Identification Produced: DRIVER LICENSE



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:

**EXHIBIT "A"**

**The West 1/2 of Lot 1, Block B, of COUNTRY LANE ESTATES, a subdivision as per the plat thereof recorded in Plat Book 5, Page(s) 77, 77A and 77B, of the Public Records of Columbia County, Florida.**

INTEGRITY TITLE SERVICES, LLC

By: \_\_\_\_\_

STEPHAN FANNING

Dated this 5th day of May, 2025, by STEPHAN FANNING, of Integrity Title Services, LLC, who is personally known to me or who has produced DRIVER LICENSE as identification.

Morgan L. Williams

Notary Public

Printed Name: MORGAN WILLIAMS

My Commission Expires: 10/23/2028

