

PREPARED BY & RETURN TO:  
Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055

File No. 4-12453

Permit Number: \_\_\_\_\_

47  
Inst: 202312017615 Date: 09/19/2023 Time: 4:29PM  
Page 1 of 3 B: 1499 P: 341, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC JA  
Deputy Clerk

## 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:** 2260 Southwest Ichetucknee Avenue, Lake City, FL 32024  
Tax Folio No.: 24-5S-15-00469-103  
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction of a Dwelling
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
  - (a) Name and address: Joshua Carlton Robinson and Jessica Robinson  
125 Southwest Seville Place, Lake City, FL 32024
  - (b) Interest in property:
  - (c) Name and address of fee simple titleholder (if different from Owner listed above):
4.
  - (a) **CONTRACTOR'S NAME:** Max L. Bass, at B and B Homes  
Contractor's address: 23883 CR 49, O'Brien, FL 32071
  - (b) Phone number: 386.935.4371
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6.
  - (a) **LENDER'S NAME:** Union Home Mortgage Corp. ISAOA/ATIMA  
Lender's address: 8241 Dow Circle West, Strongsville, OH 44136
  - (b) Lender's phone number: (440) 234-4300
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 designated persons:
8.
  - (a) In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_  
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
  - (b) Phone number of person or entity designated by owner: \_\_\_\_\_
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): August 18, 2024

## EXHIBIT "A"

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:

PARCEL C OF THE DIVISION OF LAND KNOWN AS THE "SHIRLEY GOROSPE TRACT": A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°36'52"W., ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 869.42 FEET; THENCE S.01°21'15"E., 39.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE CONTINUE S.01°21'15"E., 525.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°21'15"E., 524.66 FEET; THENCE N.88°01'22"E., 830.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW ICHETUCKNEE AVENUE; THENCE N.01°25'15"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF SW ICHETUCKNEE AVENUE 524.65 FEET; THENCE S.88°01'22"W., 830.09 FEET TO THE POINT OF BEGINNING.