

Return to:

Folio: R01262-000

Grantee: \_\_\_\_\_

Loan No: [REDACTED]  
Borrower: JAMES N SCHOENING

Data ID: 822

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

### NOTICE OF COMMENCEMENT

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 LEGAL DESCRIPTION
2. General description of improvement:
3. Owner information:
  - a. Name and address:  
JAMES N SCHOENING, AN UNMARRIED MAN  
1574 SW NEWARK DRIVE, FORT WHITE, FL 32038
  - b. Interest in property:
  - c. Name and address of fee simple titleholder (if other than Owner):
4. Contractor:
  - a. Name and address:  
HOUSE CRAFT HOMES RESIDENTIAL & COMMERCIAL LLC T/A H  
12501 NW US HWY 441  
ALACHUA, FL 32615
  - b. Phone number:  
386-462-5323
5. Surety (if applicable, a copy of payment bond is attached):
  - a. Name and address:
  - b. Phone number:
  - c. Amount of bond:  
\$ \_\_\_\_\_
6. Lender:
  - a. Name and address:  
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC  
700 EAST GATE DRIVE, SUITE 400  
MT. LAUREL, NEW JERSEY 08054

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P+4660475547+4589+01+03+NOTCOMMC

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b. Phone number:  
800-270-3186

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 number:

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

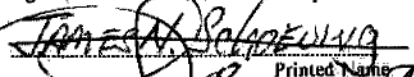
a. Name and address:

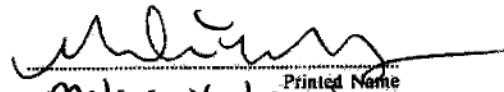
b. Phone number:

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):

**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.**

Signed, sealed and delivered in the presence of:

  
Printed Name

  
Printed Name

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.

  
JAMES N SCHOENING —Borrower (Seal)



Loan No: [REDACTED]

Data ID: 822

(Space Below This Line For Acknowledgment)

State of FLORIDA

§

County of ~~COLUMBIA~~ Alachua


§

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of August, 2022 by

JAMES N SCHOENING

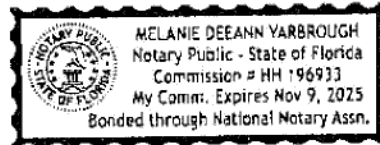
who ~~(strike the following that does not apply)~~ are personally known to me or has produced

Driver's License identification.

  
Notary Public

Melanie Yarbrough  
(Name of person taking acknowledgment Typed,  
Printed or Stamped)

My commission expires: \_\_\_\_\_



## **Exhibit "A"**

Lot 37, THREE RIVERS ESTATES UNIT NO. 20, according to plat thereof recorded in Plat Book 6, Page 14, Public Records of Columbia County, Florida. Said Lot 37 being more particularly described as follows:  
Commence at the Northwest corner of Section 25, Township 6 South, Range 15 East, Columbia County, Florida and run South 33 Degrees 12'36" East, a distance of 3600.39 feet; thence North 61Degrees 59' East, 800.00 feet; thence South 28 Degrees 01' East, 900.00 feet to the Point of Beginning; thence continue South 28°01' East, 100.00 feet; thence South 61 Degrees 59' West, 400.00 feet; thence North 28°01' West, 100.00 feet; thence North 61 Degrees 59' East, 400.00 feet to the Point of Beginning.