

Seacoast National Bank, NMLS# 608046, Grace Erin Ward, NMLS# 2485974

This Instrument Prepared By:  
Pamela Andrews  
Seacoast National Bank  
815 Colorado Avenue, 215  
Stuart, FL 34994

Record and return to:  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace, B  
Lake City, FL 32055

Inst: 202512028620 Date: 12/18/2025 Time: 11:20AM  
Page 1 of 3 B: 1556 P: 1511, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk

Permit No. \_\_\_\_\_ (Do not write above this line) Tax Folio No. 06-6S-17-09613-005

## 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:  
Long Legal, see attached Exhibit A
  
2. General description of improvements: SINGLE FAMILY RESIDENCE AND/OR ALL IMPROVEMENTS
  
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
  - a. Name and address: Paul Hunter Mabile  
Madeline Amelia Mabile  
9732 SW Tustenugee Ave, Lake City, FL 32024
  - b. Interest in property: Fee Simple
  - c. Name and address of fee simple titleholder (different from Owner listed above):
  
4. Contractor (Name and address): Bradley Franks Construction LLC  
455 SW Deputy J Davis Ln, Lake City, FL 32024
  - a. Phone Number: (386) 755-2455
  
5. Surety Information (if applicable, a copy of the payment bond is attached):
  - a. Name & Address:
  - b. Phone Number:
  - c. Amount of Bond:
  
6. Lender (name and address): Seacoast National Bank  
50 Kindred Street, Suite 215, Stuart, FL 34994  
ATTN: Construction Loan Administration Manager
  - a. Phone Number: (800) 706-9991



Seacoast National Bank, NMLS# 608046, Grace Erin Ward, NMLS# 2485974

- 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
- 8. In addition to himself or herself, Owner designates Seacoast National Bank, 50 Kindred Street, Suite 201, Stuart, FL, 34994 to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes.
  - a. Phone Number: (800) 706-9991
- 9. Expiration date of Notice of Commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one year from the date of recording unless a different date is specified): 12/12/2027

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.

Verification pursuant to Section 92.525, Florida Statutes: Under penalties of perjury, I declare that I have read the forgoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

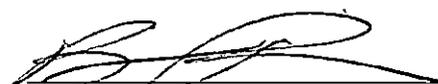
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager.

	
Borrower: Paul Hunter Mabile	Borrower: Madeline Amelia Mabile
Date: 12/12/25	Date: 12/12/25
Its:	Its:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2025, by: Paul Hunter Mabile & Madeline Amelia Mabile who is personally known to me or who has produced driver's license as identification and who did take an oath.

(SEAL)

  
 BROOKE PARRISH  
 Notary Public  
 State of Florida  
 Comm# HH472042  
 Expires 12/11/2027



7-20822 MD

**EXHIBIT "A"**

**PARCEL "B"**

A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 6 AND RUN SOUTH 89°36'05" W., ALONG THE NORTH LINE OF SAID SECTION 6, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°36'05" W., 462.22 FEET; THENCE RUN SOUTH 00°10'59" E., 415.29 FEET; THENCE SOUTH 89°32'11" E., 457.77 FEET; THENCE NORTH 00°25'42" E., 422.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO MAINTAINED COUNTY ROAD RIGHT-OF-WAY OFF OF THE NORTH SIDE THEREOF