

66230

## NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

## Clerk's Office Stamp

Inst: 202512003718 Date: 02/21/2025 Time: 2:19PM  
 Page 1 of 1 B: 1533 P: 2493, James M Swisher Jr, Clerk of Court  
 Columbia, County, By: OA  
 Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): Waffle House Lake City Unit 388  
 a) Street (job) Address: 2963 West US Hwy 90 Lake City FL 32055
2. General description of improvements: Interior removal of ceiling, HVAC ducts, electrical lighting, flooring, exterior and furniture and plumbing
3. Owner Information or Lessee Information if the Lessee contracted for the improvements:  
 a) Name and address: Waffle House Inc. 5986 Financial Dr NW Norcross GA 30071  
 b) Name and address of fee simple titleholder (if other than owner):  
 c) Interest in property: Owner
4. Contractor Information  
 a) Name and address: Waffle House Inc. 5986 Financial Dr NW Norcross GA 30071  
 b) Telephone No.: 770 729 5700
5. Surety Information (if applicable, a copy of the payment bond is attached):  
 a) Name and address: N/A  
 b) Amount of Bond:  
 c) Telephone No.:
6. Lender  
 a) Name and address: N/A  
 b) Phone No.:
7. Person 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: Casey Oswald 18640 Milton Keynes Court Land O Lakes FL 34638  
 b) Telephone No.: 678 852 9108
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
 a) Name: Casey Oswald OF  
 b) Telephone No.: 678 852 9108
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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

10.

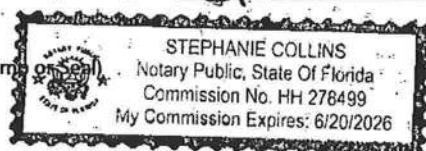
Steven C. Oswald  
 Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Steven Casey Oswald Project manager Florida  
 Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of X physical presence or \_\_\_\_\_ online notarization, a Florida Notary, this 21 day of Feb., 2025 by: Stephanie Collins Notary  
 (Name of Person) (Type of Authority)  
 for Steven Casey Oswald who is personally known \_\_\_\_\_ OR produced identification X  
 (name of party on behalf of whom instrument was executed)

Notary Signature

(Notary Stamp)



Updated 12/2023