

THIS INSTRUMENT WAS PREPARED BY AND PLEASE
RETURN TO:
Steven Fine, Esq.
PROXY 1 MITIGATORS
DAVID SAITTA
301 E. LATTIN STREET #120 HASTINGS, FLORIDA 32145
985-259-3352
W/O #: 4561080

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN, UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE, AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

Claim of Lien

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned notary public, personally appeared David Saitta, who being the duly sworn, says that he/she is CEO of the lienor herein, PROXY 1 MITIGATORS, whose principal address is 301 E. Lattin Street #120, Hastings, Florida 32145, and that in pursuance of agreement with ANTHONY BAGGS AND ANY UNKNOWN SPOUSE, whose address is 15818 Rachel Creek Dr, Jacksonville, Florida 32218-8429, lienor furnished labor, services and/or materials consisting of Temporary Repairs on two sections of Homeowners Roof., and Misc. Labor and/or Materials, on the following described real property in Duval County, Florida.

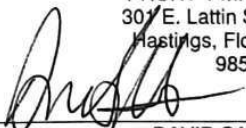
Job Address: 15818 Rachel Creek Dr Jacksonville, Florida 32218-8429

Folio Number: 108361-0935

Legal Description: Lot 114, BAINEBRIDGE ESTATES UNIT ONE, according to the Plat thereof as recorded in Plat Book 63, Pages 13 through 31, of the Public Records of Duval County, Florida

Which property is owned by ANTHONY BAGGS AND ANY UNKNOWN SPOUSE, of total value of One Thousand and Seventy Four Dollars and Zero Cents (\$1,074.00), of which there remains unpaid One Thousand and Seventy Four Dollars and Zero Cents (\$1,074.00) plus interest, legal fees and collection costs, and furnished the first of the items on May 28, 2024, and the last of the items on May 28, 2024.

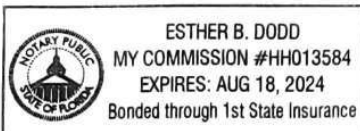
PROXY 1 MITIGATORS
301 E. Lattin Street #120
Hastings, Florida 32145
985-259-3352

By: 
DAVID SAITTA, CEO

STATE OF FLORIDA
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me this 10 day of August, 2024 by DAVID SAITTA, CEO for PROXY 1 MITIGATORS, by online notarization, personally known or physical presence and who has produced Driver's License as identification, and who did/did not take an oath.


Notary Public, State of Florida



08/10/2024 ✓

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ST JOHNS

Before me, the undersigned authority, personally appeared DAVID SAITTA, who, after being first duly sworn, deposes and says of his or her personal knowledge the following:

1. He or she is the CEO, of PROXY 1 MITIGATORS, which does business in the State of Florida, hereinafter referred to as the "Contractor."
2. Contractor, pursuant to a contract with Anthony Baggs and any unknown spouse, hereinafter referred to as the "Owner," has furnished or caused to be furnished labor, materials, and services for the construction of certain improvements to real property as more particularly set forth in said contract.
3. This affidavit is executed by the Contractor in accordance with section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of One Thousand and Seventy Four Dollars and Zero Cents (\$1,074.00).
4. All work to be performed under the contract has been fully completed, and all lienors under the direct contract have been paid in full, except the following listed lienors:

N/A

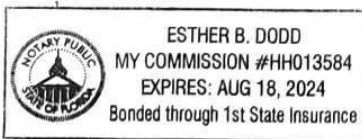
Signed, sealed, and delivered this 10th day of August 2024

By: [Signature]
DAVID SAITTA, CEO
PROXY 1 MITIGATORS

Sworn to and subscribed before me this 10 day of August, 2024 by DAVID SAITTA, who is personally known to me or produced Driver's License as identification, and did take an oath.

[Signature]
Notary Public
WO: 4561080

Recipient Type	Tracking #	Name	Address
Owner	9214890109193644461212	Anthony Baggs and any unknown spouse	15818 Rachel Creek Dr, Jacksonville, Florida 32218-8429



08/10/2024