



PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0249

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

, 2025

SEARCH DATE: 20 years up to April 17, 2025

PARCEL I.D. NO.: 412015452003

HEIGTS, according to the plat thereof, recorded in Plat Book 8, Pages 26A thru 26Z, of the Public Records of Charlotte County, Florida.

TO: CLERK OF COURT

ISSUED in connection with APPLICATION FOR TAX DEED pursuant to Chapter 197.502 (4) 1985 Florida Statutes, the following are names and addresses of the persons the Clerk is required to notify pursuant to Chapter 197.522 Florida Statutes, prior to sale of property as per Florida Department of Revenue Rule 12D-13.60:

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CARPENTER HOMES, LLC, a Florida Limited Liability Company

ADDRESS: 1604 E 4th Avenue, Tampa, FL 33605

DEED ADDRESS, IF DIFFERENT: 1302 E. Second Avenue, Suite 200, Tampa, FL 33602

PROPERTY ADDRESS: 148 Spring Drive, Rotonda West, FL 33947

2024 TAXES in the amount of: \$535.95

CURRENT ASSESSED VALUE

\$19,551.00

HOMESTEAD EXEMPTION: NO

UNPAID OR OMITTED YEARS:

2022, 2023 & 2024

OUTSTANDING CERTIFICATES:

23-07335 & 24-06715

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

1. Notice of Commencement in favor of DAVID DEVELOPMENT AND CONSTRUCTION, LLC, 6906 North 30th Street, Tampa, FL 33610, filed in Official Records Instrument #3493638, of the Public Records of Charlotte County, Florida.
2. Certified Final Judgment in favor of BUILDER SERVICES GROUP, INC., d/b/a JANSEN & SONS INSULATION, 7051 University Boulevard, Winter Park, FL 32792, filed in Official Records Instrument #3516034, of the Public Records of Charlotte County, Florida.
3. Certified Final Judgment in favor of BUILDER SERVICES GROUP, INC., d/b/a RICE INSULATION & GLASS, 7051 University Boulevard, Winter Park, FL 32792, filed in Official Records Instrument #3516052, of the Public Records of Charlotte County, Florida.

This is to certify that the legal description and the above information are correct as required under Chapter 197 Florida Statutes. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

DATE: April 21, 2025

FILED
2025 MAY 15 AM 8:30
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA



SUNBELT
TITLE AGENCY

Prepared by: Rhonda Hale
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 850
Tampa, FL 33609
File Number: 1771122-01617
Incident to the issuance of title insurance.

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 04/06/2022 by Anthony Esposito and Annmarie Esposito, Husband And Wife and Frank Esposito, A Married Man, hereinafter called the Grantor, to Carpenter Homes LLC, A Florida Limited Liability Company, whose post office address is: 1302 E. Second Ave. Suite 200, Tampa, FL 33602, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Charlotte County, Florida, viz:

Lot 1225, ROTONDA HEIGHTS, according to the plat thereof, recorded in Plat Book 8, Page 26A, of the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412015452003

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kathryn Diep
Witness: (Signature)

Print Name: Kathryn Diep

Trung Diep
Witness: (Signature)

Print Name: Trung Diep

Anthony Esposito
Anthony Esposito
11 Stephanie Ct
Madison, CT 06443

Annmarie Esposito
Annmarie Esposito
11 Stephanie Ct
Madison, CT 06443

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on 04/06/2022 by Anthony Esposito and Annmarie Esposito, who: ☐ is personally known to me or ☐ produced valid Government issued photo ID as identification.

Trung Diep
Notary Public (signature)

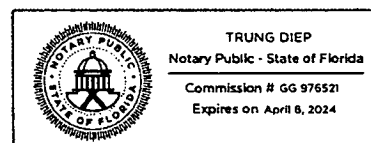
Print Name: Trung Diep

Stamp/Seal:

My Commission Expires:

04/06/2024

Notarized online using audio-video communication



ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA.

2025 MAY 15 AM 8:30

FILED

Signed, sealed and delivered in our presence:

Kathryn Diep
Witness: (Signature)

Print Name: Kathryn Diep

[Signature]
Witness: (Signature)

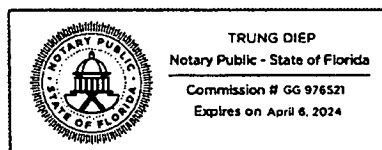
Print Name: Trung Diep

Frank Esposito
Frank Esposito
11 Stephanie Ct
Madison, CT 06443

State of Florida
County of pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization,
on 04/06/2022 by Frank Esposito, who: ☐ is personally known to me or ☒ produced valid Government
issued photo ID as identification.

[Signature]
Notary Public (signature)
Print Name: Trung Diep
Stamp/Seal:
My Commission Expires:
04/06/2024



Notarized online using audio-video communication

FILED
2025 MAY 15 AM 8:30
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

NOTICE OF COMMENCEMENT

State of Florida

Permit Number: 20240311324

County of Charlotte

Tax Folio or Parcel Number: 412015452003

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** (a complete legal description or parcel number; and a complete street address with city/state/zip code, if available):

20240311324 - 412015452003 - 148 SPRING DR - Rotonda West FL 33947

2. **General Description of Improvement:**

New Single Family Home

3. **Owner Information:**

a. Name: Carpenter Homes

b. Address: 1604 E 4th St City/State/Zip Code: Tampa FL

c. Interest in Property:

d. Name and Address of Fee Simple Title Holder (if different from the Owner listed above):

4. **Contractor Information:**

a. Name: Davis Development and Construction LLC Phone Number: 813-510-9562

b. Address: 6906 North 30th St City/State/Zip Code: Tampa FL, 33610

5. **Surety Information:**

a. Name: Phone Number:

b. Address: City/State/Zip Code:

c. Bond Amount: \$

6. **Lender Information:**

a. Name: Phone Number:

b. Address: City/State/Zip Code:

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:

Name/Address/Phone Number:

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

Name/Address/Phone Number:

9. **Expiration Date of Notice of Commencement** (the expiration date is one year from the recording date unless a different date is specified here):

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.

Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

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

Ronald Carpenter

Printed Name

Ron Carpenter CEO

Company Name and Title

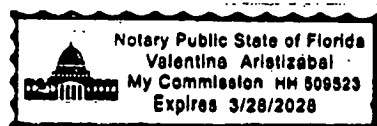
State of Florida, County of Hillsborough Sworn to (or affirmed) and subscribed before me, by means of

☒ physical presence or ☐ online notarization, this 04 day of February 20 25 by Ronald Carpenter (name of person making statement)

☒ personally known, or ☐ produced identification with type of identification

Signature of Notary Public

VALENTINA ARISTIZABAL
Printed or Stamped Commissioned Name of Notary Public



IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND HILLSBOROUGH COUNTY, STATE OF FLORIDA
COUNTY DIVISION
CASE NUMBER: 25-CC-002555

BUILDER SERVICES GROUP INC. D/B/A
JANSEN & SONS INSULATION
Plaintiff,

v.

CARPENTER HOMES, LLC
Defendant.

DEFAULT FINAL JUDGMENT

This cause came before the Court after entry of clerk's default against Defendant, Carpenter Homes, LLC., and upon Plaintiff's Motion for Entry of Default Final Judgment and Motion for Attorney's Fees and Court Costs, and no motion to vacate default having been filed, and Defendant having failed to timely file a responsive pleading to Plaintiff's Complaint, IT IS ADJUDGED that Plaintiff, Builder Services Group Inc. d/b/a Jansen & Sons Insulation, whose address is 7051 University Blvd., Winter Park, FL 32792, recovers from Defendant, Carpenter Homes, LLC, whose address is 1604 E. 4th Ave., Tampa, FL 33605, the principal sum of \$30,842.00, pre-judgment interest of \$4,987.97, with costs in the sum of \$480.00, and attorney's fees of \$2,160.00, for a total judgment of \$38,469.97, for which let execution issue, that shall bear interest at the rate set pursuant to §55.03, Florida Statutes, which is currently set at a rate of 9.38% per annum.

DONE AND ORDERED at Hillsborough County, Florida, this ____ day of _____, 2025.

25-CC-002555 4/1/2025 1:01:38 PM

J. Ferrone
25-CC-002555 4/1/2025 1:01:38 PM
H. Judge Frances P. Ferrone
County Court Judge

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

2025 MAY 15 AM 8:30

FILED

Unique Code : CAA-FAE-BCAFH-DEJGCIACIFFABBAGE-BBFGACD-H Page 2 of 2

Copies to:

Theodore J. Hamilton, Esquire
Benjamin J. Kanoski, Esquire
Wetherington Hamilton, PA
812 W. Dr. MLK, Jr. Blvd., Suite 101
Tampa, FL 33603
tjhleadings@whhlaw.com
bjkleadings@whhlaw.com

Carpenter Homes, LLC
Attn: Sarah Burn, Office Manager
1604 E. 4th Ave.
Tampa, FL 33605

FILED
2025 MAY 15 AM 8:30
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

- 2 -

04/01/2025 01:01:39 PM Electronically Filed: Hillsborough County/13th Judicial Circuit.

Page 2

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT
ON FILE IN MY OFFICE AS REDACTED PURSUANT TO COURT RULE. WITNESS MY HAND AND
OFFICIAL SEAL.



THE HONORABLE VICTOR D. CRIST, CLERK OF THE CIRCUIT COURT

Victor D. Crist

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND HILLSBOROUGH COUNTY, STATE OF FLORIDA
COUNTY DIVISION
CASE NUMBER: 25-CC-002560

BUILDER SERVICES GROUP INC. D/B/A
RICE INSULATION & GLASS
Plaintiff,

v.

CARPENTER HOMES LLC
Defendant.

DEFAULT FINAL JUDGMENT

This cause came before the Court after entry of clerk's default against Defendant, Carpenter Homes LLC., and upon Plaintiff's Motion for Entry of Default Final Judgment and Motion for Attorney's Fees and Court Costs, and no motion to vacate default having been filed, and Defendant having failed to timely file a responsive pleading to Plaintiff's Complaint, IT IS ADJUDGED that Plaintiff, Builder Services Group Inc. d/b/a Rice Insulation & Glass, whose address is 7051 University Blvd., Winter Park, FL 32792, recovers from Defendant, Carpenter Homes LLC, whose address is 1604 E. 4th Ave., Tampa, FL 33605, the principal sum of \$12,200.00, pre-judgment interest of \$1,598.26, with costs in the sum of \$380.00, and attorney's fees of \$1,950.00, for a total judgment of \$16,128.26, for which let execution issue, that shall bear interest at the rate set pursuant to §55.03, Florida Statutes, which is currently set at a rate of 9.38% per annum.

DONE AND ORDERED at Hillsborough County, Florida, this ____ day of

_____, 2025.

25-CC-002560 3/20/2025 10:37:31 AM

25-CC-002560 3/20/2025 10:37:31 AM
Judge Marc S. Makholm

Honorable Marc S. Makholm
County Court Judge

2025 MAY 15 AM 8:30
FILED
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

Unique Code : CAA-FAE-BCAFH-CICEHFAHGBHDCAGBAHF-BBFGADC-E Page 2 of 2

Copies to:

Theodore J. Hamilton, Esquire
Wetherington Hamilton, PA
812 W. Dr. MLK, Jr. Blvd., Suite 101
Tampa, FL 33603

Carpenter Homes LLC
Attn: Sarah Burns, Office Manager
1604 E. 4th Ave.
Tampa, FL 33605

ROGER D. CRIST
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

2025 MAY 15 AM 8:30

FILED

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03/20/2025 10:37:32 AM Electronically Filed: Hillsborough County/13th Judicial Circuit.

Page 2

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT
ON FILE IN MY OFFICE AS REDACTED PURSUANT TO COURT RULE. WITNESS MY HAND AND
OFFICIAL SEAL.



THE HONORABLE VICTOR D. CRIST, CLERK OF THE CIRCUIT COURT

Victor D. Crist