

# NOTICE TO OWNER (Preliminary Notice)

2/15/2022

(This is not a Mechanic's Lien. It is a Notice sent for your protection as required by state law.)

## TO OWNER OR AGENT:

COTTAGE BUILDER LLC C/O SCOTT, HOMER JR

23 COUNTRY CLUB LN

Sheridan, WY 82801-8547

Via Certified Mail: 7019 1640 0001 3234 8432

**Knecht Home Center - Sheridan is providing Construction Materials to the property described below: PROJECT**

**NAME: Lot 14 PROPERTY DESCRIPTION: Lot 14, Sheridan County: Sheridan; Legal Description: CREEKSIDE CABINS**

**AT THE POWDER HORN LOT 14**

Knecht Home Center - Sheridan has an order/contract with COTTAGE BUILDER LLC for Construction Materials for improvements to the above described property:

**COTTAGE BUILDER LLC**

**23 COUNTRY CLUB LN**

**Sheridan, WY 82801-8547**

**The Contractor on this construction project is:**

**COTTAGE BUILDER LLC**

**23 COUNTRY CLUB LN**

**Sheridan, WY 82801-8547**

**They are being sent a copy of this Notice to Owner.**

## NOTICE

**THE UNDERSIGNED PARTY IS PROVIDING WORK OR MATERIALS TO THE PROPERTY DESCRIBED ABOVE. FAILURE OF THIS PRIME CONTRACTOR OR SUBCONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO W.S. 29-2-101 THROUGH 29-2-110. TO AVOID THIS RESULT, WHEN PAYING FOR LABOR AND MATERIALS YOU MAY ASK THIS PRIME CONTRACTOR OR SUBCONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE. A FORM OF LIEN WAIVER IS ATTACHED TO THIS NOTICE.**

**FROM: Carl Schweitzer, Northwest Notice Service, LLC**  
**representing**

*Carl Schweitzer*  
**For: Knecht Home Center - Sheridan**  
1836 South Sheridan Ave.  
Sheridan, WY 82801  
307-673-0786



**2022-776549** 2/18/2022 9:33 AM PAGE: 1 OF 1  
FEES: \$12.00 PK NOTICE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2022-776549 NOTICE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
NORTHWEST NOTICE SERVICE LLC P O BOX 1327  
HELENA MT 59624



**NICKOLE BELL**  
NOTARY PUBLIC for the  
State of Montana  
Residing at Helena, Montana  
My Commission Expires  
December 1, 2024

State of Montana, County of Lewis and Clark

This instrument was signed before me on 2/15/2022.

by Carl Schweitzer, Owner Northwest Notice Service, LLC

for Knecht Home Center - Sheridan

*[Signature]*  
Notary Signature