



LIEN STATEMENT
(W.S. Title 29, Chapter 1)

This Lien Statement is filed on behalf of Powder Horn Homeowners Association, Inc., a Wyoming non-profit corporation c/o Lonabaugh and Riggs, LLP, P.O. Drawer 5059, Sheridan, Wyoming 82801 ("Association") pursuant to Title 29 of the Wyoming Statutes to secure payment for Association dues and fees hereinafter set forth:

1. NAME AND ADDRESS OF LIEN CLAIMANT:

Powder Horn Homeowners Association, Inc.
c/o Erin E. Emanuel
Lonabaugh and Riggs, LLP
50 E. Loucks, Suite 110
P.O. Drawer 5059
Sheridan, WY 82801

2. NAME AND ADDRESS OF THE PERSON/ENTITY WHOM IS CONTRACTUALLY RESPONSIBLE TO PAY THE DEBT SECURED BY THE LIEN AND THE RECORD OWNER AGAINST WHOSE PROPERTY THE LIEN IS FILED:

Brett M. Lattin
P.O. Box 768
Sheridan, WY 82801-0768

Brett M. Lattin
10 Oak Tree Court
Sheridan, WY 82801

Brett M. Lattin, a single person, is the record owner of the property described in paragraph 6 below and is contractually responsible to pay the debt secured by the lien, pursuant to the Declaration of Covenants, Conditions and Restrictions for the Powder Horn, ¶¶ 6.02 and 6.03 (Recorded 9/27/95, BK 375, PG 563 No. 209051 with the Sheridan County Clerk and Recorder's Office), as amended. The lien is claimed against all the right, title and interest of Brett M. Lattin, a single person, in and to the real property described in paragraph 6 below and all other items and property, real or personal, which are subject to liens pursuant to W.S. § 29-1-301 et seq.

3. AMOUNT CLAIMED TO BE DUE AND OWING:

The lien amount claimed due and owing, as of January 24, 2022, is \$2,330.00, plus interest, and costs of collection including attorney fees and costs, which will continue to accrue. This amount will increase daily.

4. ITEMIZED LIST SETTING FORTH AND DESCRIBING FEE/SUMMARY OF LIEN CLAIMANT'S CONTRACT AND A STATEMENT OF THE LOCATION WHERE THE CONTRACT CAN BE OBTAINED:

Pursuant to the Declaration of Covenants, Conditions and Restrictions for the Powder Horn, ¶¶ 6.02 and 6.03 (Recorded 9/27/95, BK 375, PG 563 No. 209051 with the Sheridan County Clerk and Recorder's Office), as amended, the Association has the ability to assess: regular assessments or charges for maintenance, taxes and insurance on portions of the Property and the Common Areas, special assessments for capital improvements or unusual or emergency matters, special individual assessments levied against individual Owners/Lots to reimburse the Association for extra costs for maintenance and repairs and individual assessments and fines for violations of rules and regulations. The above assessment represents past due regular assessments or charges for maintenance for the following parcel: Lot 23, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk. See invoice attached as **Exhibit A** in the amount of \$2,330.00.

5. DATE WHEN WORK WAS LAST PERFORMED OR SERVICES WERE LAST RENDERED:

Ongoing, but fees were past due as of January 24, 2022.

6. LEGAL DESCRIPTION OF THE PREMISES WHERE THE MATERIALS WERE FURNISHED OR UPON WHICH THE WORK WAS PERFORMED OR FOR WHICH THE SERVICES WERE RENDERED:

Lot 23, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.

DATED this 24 day of January, 2022.

LONABAUGH AND RIGGS, LLP

By: Erin E. Emanuel
Erin E. Emanuel, WSB No. 8-6701
Attorneys for Powder Horn Homeowners Association, Inc.
P.O. Drawer 5059
50 E. Loucks Street, Suite 110
Sheridan, WY 82801
(307) 672-7444



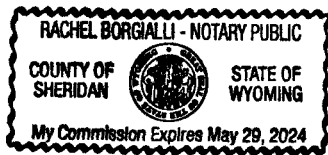
STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

I, Erin E. Emanuel, having been first duly sworn upon my oath, depose and state as follows: that I am the attorney for the Lien Claimant herein; that I have read the above and foregoing LIEN STATEMENT and understand the contents thereof; that the contents thereof are true and correct to the best of my knowledge, information and belief; and that the amounts set forth therein are a true and correct accounting of all amounts due and owing to the Lien Claimant after just credits have been given.

Erin E. Emanuel
Erin E. Emanuel

The foregoing LIEN STATEMENT was subscribed and sworn to before me this 24th day of January, 2022, by Erin E. Emanuel.

WITNESS my hand and official seal.



Rachel Borgialli
Notary Public

My commission expires: 5-29-2024

Powder Horn Homeowners Association
P.O. Box 6608
Sheridan, WY 82801
(307) 674-7491

Statement

Date

1/24/2022

To:

Brett M. Lattin
10 Oak Tree Court
Sheridan, WY 82801
BB-23



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FEES: \$27.00 PK LIEN STATEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

				Amount Due	Amount Enc.	
				\$2,330.00		
Date	Transaction			Amount	Balance	
12/31/2020	Balance forward				-155.00	
01/01/2021	INV #10661.				-105.00	
	--- Sewer Fee \$50.00			50.00		
01/01/2021	INV #11158.				-20.00	
	--- HOA Discounted Fees \$85.00			85.00		
01/01/2021	INV #11522.				10.00	
	--- Trash Fees -Billed \$30.00			30.00		
02/01/2021	INV #11677.				60.00	
	--- Sewer Fee \$50.00			50.00		
02/01/2021	INV #12188.				145.00	
	--- HOA Discounted Fees \$85.00			85.00		
02/01/2021	INV #12546.				175.00	
	--- Trash Fees -Billed \$30.00			30.00		
02/28/2021	GENJRNL #AJE. Late Fee February-Lattin BB-23			30.00	205.00	
03/01/2021	INV #12694.				255.00	
	--- Sewer Fee \$50.00			50.00		
03/01/2021	INV #13207.				340.00	
	--- HOA Discounted Fees \$85.00			85.00		
03/01/2021	INV #13563.				370.00	
	--- Trash Fees -Billed \$30.00			30.00		
03/31/2021	GENJRNL #AJE. Late Fee March-Lattin BB-23			30.00	400.00	
04/01/2021	INV #13721.				450.00	
	--- Sewer Fee \$50.00			50.00		
04/01/2021	INV #14248.				535.00	
	--- HOA Discounted Fees \$85.00			85.00		
04/01/2021	INV #14601.				565.00	
	--- Trash Fees -Billed \$30.00			30.00		
04/30/2021	GENJRNL #AJE. Late Fee April-Lattin BB-23			30.00	595.00	
05/01/2021	INV #14760.				645.00	
	--- Sewer Fee \$50.00			50.00		
05/01/2021	INV #15297.				730.00	
	--- HOA Discounted Fees \$85.00			85.00		
05/01/2021	INV #15644.				760.00	
	--- Trash Fees -Billed \$30.00			30.00		
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		205.00	195.00	195.00	1,735.00	\$2,330.00

Powder Horn Homeowners Association
P.O. Box 6608
Sheridan, WY 82801
(307) 674-7491

Statement

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1/24/2022



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

To:
Brett M. Lattin 10 Oak Tree Court Sheridan, WY 82801 BB-23

				Amount Due	Amount Enc.	
				\$2,330.00		
Date	Transaction			Amount	Balance	
05/31/2021	GENJRNL #AJE. Late Fee May-Lattin BB-23			30.00	790.00	
06/01/2021	INV #15831.			50.00	840.00	
	--- Sewer Fee \$50.00					
06/01/2021	INV #16371.			85.00	925.00	
	--- HOA Discounted Fees \$85.00					
06/01/2021	INV #16722.			30.00	955.00	
	--- Trash Fees -Billed \$30.00					
06/30/2021	GENJRNL #AJE. Late Fee June-Lattin BB-23			30.00	985.00	
07/01/2021	INV #16891.			50.00	1,035.00	
	--- Sewer Fee \$50.00					
07/01/2021	INV #17430.			85.00	1,120.00	
	--- HOA Discounted Fees \$85.00					
07/01/2021	INV #17779.			30.00	1,150.00	
	--- Trash Fees -Billed \$30.00					
07/30/2021	GENJRNL #AJE. Late Fee July-Lattin BB-23			30.00	1,180.00	
08/01/2021	INV #17948.			50.00	1,230.00	
	--- Sewer Fee \$50.00					
08/01/2021	INV #18492.			85.00	1,315.00	
	--- HOA Discounted Fees \$85.00					
08/01/2021	INV #18840.			30.00	1,345.00	
	--- Trash Fees -Billed \$30.00					
08/31/2021	GENJRNL #AJE. Late Fee August-Lattin B-23			30.00	1,375.00	
09/01/2021	INV #19007.			50.00	1,425.00	
	--- Sewer Fee \$50.00					
09/01/2021	INV #19552.			85.00	1,510.00	
	--- HOA Discounted Fees \$85.00					
09/01/2021	INV #19895.			30.00	1,540.00	
	--- Trash Fees -Billed \$30.00					
09/30/2021	GENJRNL #AJE. Late Fee September-Lattin BB-23			30.00	1,570.00	
10/01/2021	INV #20067.			50.00	1,620.00	
	--- Sewer Fee \$50.00					
10/01/2021	INV #20618.			85.00	1,705.00	
	--- HOA Discounted Fees \$85.00					
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		205.00	195.00	195.00	1,735.00	\$2,330.00

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		Amount Due	Amount Enc.
		\$2,330.00	
Date	Transaction	Amount	Balance
10/01/2021	INV #20965. --- Trash Fees -Billed \$30.00	30.00	1,735.00
10/29/2021	GENJRNL #AJE. Late Fee October-Lattin BB-23	30.00	1,765.00
11/01/2021	INV #21141. --- Sewer Fee \$50.00	50.00	1,815.00
11/01/2021	INV #21696. --- HOA Discounted Fees \$85.00	85.00	1,900.00
11/01/2021	INV #22042. --- Trash Fees -Billed \$30.00	30.00	1,930.00
11/30/2021	GENJRNL #AJE. Late Fee November-Lattin BB-23	30.00	1,960.00
12/01/2021	INV #22218. --- Sewer Fee \$50.00	50.00	2,010.00
12/01/2021	INV #22773. --- HOA Discounted Fees \$85.00	85.00	2,095.00
12/01/2021	INV #23120. --- Trash Fees -Billed \$30.00	30.00	2,125.00
12/31/2021	GENJRNL #AJE. Late Fee December-Lattin BB-23	30.00	2,155.00
01/01/2022	INV #23262. --- Sewer Fee \$60.00	60.00	2,215.00
01/01/2022	INV #23755. --- HOA Discounted Fees \$85.00	85.00	2,300.00
01/01/2022	INV #24104. --- Trash Fees -Billed \$30.00	30.00	2,330.00

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 LONABAUGH & RIGGS DRAWER 5059
 SHERIDAN WY 82801

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0.00	205.00	195.00	195.00	1,735.00	\$2,330.00

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