

# NOTICE TO OWNER (Preliminary Notice)

8/29/2022

(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: 9414 8118 9956 1292 4991 98

**Knecht Home Center - Sheridan is providing Construction Materials to the property described below: PROJECT  
NAME: 3 Creekside Ln PROPERTY DESCRIPTION: 3 Creekside Ln, Sheridan County: Sheridan; Legal Description:  
CREEKSIDE CABINS AT THE POWDER HORN LOT 9 (TOTAL SQ FT = 14,804.00)**

Knecht Home Center - Sheridan has an  
order/contract with 44 North Construction LLC for  
Construction Materials for improvements to the  
above described property:  
44 North Construction LLC  
23 COUNTRY CLUB LN  
SHERIDAN, WY 82801-8547

**The Contractor on this construction project is:**  
**44 North Construction 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**

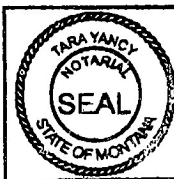
*Carl Schweitzer*  
**For: Knecht Home Center - Sheridan**  
1836 South Sheridan Ave.  
Sheridan, WY 82801  
307-673-0786



**2022-781227** 9/1/2022 10:38 AM PAGE: 1 OF 1  
FEES: \$12.00 PK NOTICE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2022-781227 NOTICE

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



**TARA YANCY**  
NOTARY PUBLIC for the  
State of Montana  
Residing at Helena, Montana  
My Commission Expires  
October 10, 2023

State of Montana, County of Lewis and Clark  
This instrument was signed before me on 8/29/2022.  
by Carl Schweitzer, Owner Northwest Notice Service, LLC  
for Knecht Home Center - Sheridan

*Notary Signature*  
Notary Signature