

**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 Paul D. Graslie  
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 May 16, 2025, is \$5,435.00, 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 \$5,435.00.

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

Ongoing, but fees were past due as of December 1, 2022. This amount does not include the fees accrued through November 30, 2022, as noted in the Default Judgment entered by the Fourth Judicial Circuit Court, Sheridan, Wyoming, on January 18, 2023, in Civil Action No. CV-2022-113, and recorded in the Sheridan County, Wyoming land records on January 23, 2023, as Document No. 2023-783680.

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 19 day of May, 2025.


LONABAUGH AND RIGGS, LLP

By: 

Paul D. Graslie, WSB No. 7-5988  
*Attorneys for Powder Horn Homeowners  
Association, Inc.*  
P.O. Drawer 5059  
50 E. Loucks Street, Suite 110  
Sheridan, WY 82801  
(307) 672-7444

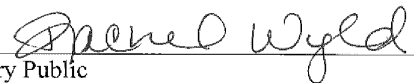
STATE OF WYOMING )  
 : ss  
COUNTY OF SHERIDAN )

I, Paul D. Graslie, 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.

  
\_\_\_\_\_  
Paul D. Graslie

The foregoing LIEN STATEMENT was subscribed and sworn to before me this 19<sup>th</sup> day  
of May, 2025, by Paul D. Graslie.



  
\_\_\_\_\_  
Notary Public

My commission expires: 5/29/2030

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

**EXHIBIT**  
**A**

**Statement**

Date
5/16/2025

To:
Brett M. Lattin 10 Oak Tree Court Sheridan, WY 82801 88-23

		Amount Due
		\$5,435.00
Date	Transaction	Amount
12/01/2022	INV #35788.	60.00
12/01/2022	--- Sewer Fee \$60.00	
12/01/2022	INV #36314.	85.00
12/01/2022	--- HOA Lot Fees \$85.00	
12/31/2022	GENJRNL #AJE. Late Fee December-Lattin BB-23	30.00
01/01/2023	INV #37163.	85.00
01/01/2023	--- HOA Lot Fees \$85.00	
01/01/2023	INV #37756.	65.00
01/01/2023	--- Sewer Fee \$65.00	
01/31/2023	GENJRNL #AJE. Late Fee January-Lattin BB-23	30.00
02/01/2023	INV #38076.	65.00
02/01/2023	--- Sewer Fee \$65.00	
02/01/2023	INV #38628.	85.00
02/01/2023	--- HOA Lot Fees \$85.00	
02/28/2023	GENJRNL #AJE. Late Fee February-Lattin BB-23	30.00
03/01/2023	INV #39229.	65.00
03/01/2023	--- Sewer Fee \$65.00	
03/01/2023	INV #39782.	85.00
03/01/2023	--- HOA Lot Fees \$85.00	
03/31/2023	GENJRNL #AJE. Late Fee March-Lattin BB-23	30.00
04/01/2023	INV #40387.	65.00
04/01/2023	--- Sewer Fee \$65.00	
04/01/2023	INV#40943.	85.00
04/01/2023	--- HOA Lot Fees \$85.00	
04/30/2023	GENJRNL #AJE. Late Fee April-Lattin BB-23	30.00
05/01/2023	INV #41550.	65.00
05/01/2023	--- Sewer Fee \$65.00	
05/01/2023	INV#42106.	85.00
05/01/2023	--- HOA Lot Fees \$85.00	
05/31/2023	GENJRNL #AJE. Late Fee May-Lattin BB-23	30.00
06/01/2023	INV #42714.	65.00
06/01/2023	--- Sewer Fee \$65.00	

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5/16/2025

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Amount Due
<b>\$5,435.00</b>

Date	Transaction	Amount
06/01/2023	INV #43273. --- HOA Lot Fees \$85.00	85.00
06/30/2023	GENJRNL #AJE. Late Fee June-Lattin 88-23	30.00
07/01/2023	<b>INV #43881.</b> --- Sewer Fee \$65.00	65.00
07/01/2023	INV #44442. --- HOA Lot Fees \$85.00	85.00
07/31/2023	GENJRNL #AJE. Late Fee July-Lattin BB-23	30.00
08/01/2023	INV #45065. -- Sewer Fee \$65.00	65.00
08/01/2023	<b>INV #45628.</b> --- HOA Lot Fees \$85.00	85.00
08/31/2023	GENJRNL #AJE. Late Fee August-Lattin 88-23	30.00
09/01/2023	INV #46253. --- Sewer Fee \$65.00	65.00
09/01/2023	<b>INV #46818.</b> --- HOA Lot Fees \$85.00	85.00
09/29/2023	GENJRNL #AJE. Late Fee September-Lattin 88-23	30.00
10/01/2023	INV #47442. --- Sewer Fee \$65.00	65.00
10/01/2023	INV #48009. --- HOA Lot Fees \$85.00	85.00
10/31/2023	GENJRNL #AJE. Late Fee October-Lattin 88-23	30.00
11/01/2023	INV #48646. --- Sewer Fee \$65.00	65.00
11/01/2023	INV #49213. --- HOA Lot Fees \$85.00	85.00
11/30/2023	GENJRNL #AJE. Late Fee November-Lattin 88-23	30.00
12/01/2023	INV #49845. --- Sewer Fee \$65.00	65.00
12/01/2023	INV #50411. --- HOA Lot Fees \$85.00	85.00
12/31/2023	GENJRNL #AJE. Late Fee December Lattin 88-23	30.00

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To:
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Amount Due
\$5,435.00

Date	Transaction	Amount
01/01/2024	INV #51047.	65.00
	--- Sewer Fee \$65.00	
01/01/2024	INV#51614.	85.00
	---HOA Lot Fees \$85.00	
01/31/2024	GENJRNL #AJE. Late Fee January-Lattin BB-23	30.00
02/01/2024	INV #52259.	65.00
	--- Sewer Fee \$65.00	
02/01/2024	INV #52824.	85.00
	--- HOA Lot Fees \$85.00	
02/29/2024	GENJRNL #AJE. Late Fee February-Lattin BB-23	30.00
03/01/2024	INV #53458.	65.00
	--- Sewer Fee \$65.00	
03/01/2024	INV#54022.	85.00
	--- HOA Lot Fees \$85.00	
03/31/2024	GENJRNL #AJE. Late Fee March-Lattin BB-23	30.00
04/01/2024	INV #54667.	65.00
	--- Sewer Fee \$65.00	
04/01/2024	INV#55231.	85.00
	-- HOA Lot Fees \$85.00	
04/30/2024	GENJRNL #AJE. Late Fee April Lattin BB-23	30.00
05/01/2024	INV #55876.	65.00
	--- Sewer Fee \$65.00	
05/01/2024	INV #56441.	85.00
	---f-19.A Lot Fees \$85.00	
05/31/2024	GENJRNL #AJE. Late Fee May-Lattin BB-23	30.00
06/01/2024	INV#57100.	65.00
	--- Sewer Fee \$65.00	
06/01/2024	INV #57667.	85.00
	--- HOA Lot Fees \$85.00	
06/30/2024	GENJRNL #AJE. Late Fee June-Lattin BB-23	30.00
07/01/2024	INV #58325.	65.00
	--- Sewer Fee \$65.00	
07/01/2024	INV #58897.	85.00
	--- HOA Lot Fees \$85.00	

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		\$5,435.00
Date	Transaction	Amount
07/31/2024	GENJRNL #AJE. Late Fee July-Lattin 88-23	30.00
08/01/2024	INV #59551.	65.00
	--- Sewer Fee \$65.00	
08/01/2024	INV #60123.	85.00
	--- HOA Lot Fees \$85.00	
08/30/2024	GENJRNL #AJE. Late Fee August-Lattin BB-23	30.00
09/01/2024	INV #60791.	65.00
	--- Sewer Fee \$65.00	
09/01/2024	INV #61364.	85.00
	--- HOA Lot Fees \$85.00	
09/30/2024	GENJRNL #AJE. Late Fee September-Lattin BB-23	30.00
10/01/2024	INV #62024.	65.00
	--- Sewer Fee \$65.00	
10/01/2024	INV #62597.	85.00
	--- HOA Lot Fees \$85.00	
10/31/2024	GENJRNL #AJE. Late Fee October-Lattin BB-23	30.00
11/01/2024	INV #63262.	65.00
	--- Sewer Fee \$65.00	
11/01/2024	INV #63837.	85.00
	--- HOA Lot Fees \$85.00	
11/30/2024	GENJRNL #AJE. Late Fee November-Lattin BB-23	30.00
12/01/2024	INV #64499.	65.00
	--- Sewer Fee \$65.00	
12/01/2024	INV #65075.	85.00
	--- HOA Lot Fees \$85.00	
01/01/2025	INV #65748.	80.00
	--- Sewer Fee \$80.00	
01/01/2025	INV #66324.	90.00
	□ - HOA Lot Fees \$90.00	
01/31/2025	GENJRNL #AJE. Late Fee January-Lattin BB-23	30.00
02/01/2025	INV #67001.	80.00
	--- Sewer Fee \$80.00	
02/01/2025	INV #67576.	90.00
	--- HOA Lot Fees \$90.00	

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Date	Transaction	Amount
02/28/2025	GENJRNL #AJE. Late Fee February-Lattin 88-23	30.00
03/01/2025	INV #68243.	80.00
	--- Sewer Fee \$80.00	
03/01/2025	INV #68817.	90.00
	--- HOA Lot Fees \$90.00	
03/31/2025	GENJRNL #AJE. Late Fee March-Lattin 88-23	30.00
04/01/2025	INV #69483.	80.00
	--- Sewer Fee \$80.00	
04/01/2025	INV #70060.	90.00
	--- HOA Lot Fees \$90.00	
04/30/2025	GENJRNL #AJE. Late Fee April-Lattin 88-23	30.00
05/01/2025	INV #70722.	80.00
	-- Sewer Fee \$80.00	
05/01/2025	INV #71300.	90.00
	--- HOA Lot Fees \$90.00	