

# NOTICE TO OWNER (Preliminary Notice)

5/22/2023

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

## TO OWNER OR AGENT:

DICK, JOHN S HOGARTY, MARY E

PO BOX 35

BIG HORN, WY 82833

Via Certified Mail: 9414 8118 9956 2288 4563 32

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

**PROJECT NAME: 55 BRINTON RD, Sheridan; County: Sheridan; Legal Description:**

**(TOTAL ACRES = 1.29 PER SURVEY A663) T54N R84W SEC 9 PT SWNW**

Knecht Home Center - Sheridan has an order/contract with 44 North Construction, LLC for Construction Materials and Services 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**

**For: Knecht Home Center - Sheridan**

1836 South Sheridan Ave.

Sheridan, WY 82801

307-673-0786



**2023-785721** 5/25/2023 9:54 AM PAGE: 1 OF 1

FEES: \$12.00 PK NOTICE

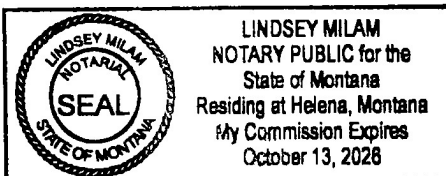
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2023-785721 NOTICE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NORTHWEST NOTICE SERVICE LLC P O BOX 1327

HELENA MT 59624



State of Montana, County of Lewis and Clark

This instrument was signed before me on 5/22/2023.

by Carl Schweitzer, Owner Northwest Notice Service, LLC

for Knecht Home Center - Sheridan

*Lindsey Milam*  
Notary Signature