

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 Amanda K. Roberts
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:**

Teresa Joy McArthur and Jason Robert McArthur
PO Box 6833
Sheridan, WY 82801

Teresa Joy McArthur and Jason Robert McArthur
PO Box 198
Ranchester, WY 82839

Teresa Joy McArthur and Jason Robert McArthur, wife and husband, are the record owners of the property described in paragraph 6 below and are 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 Teresa Joy McArthur and Jason Robert McArthur, wife and husband, 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 February 8, 2022, is \$1,290.00, 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 8, Block K, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38. See invoice attached as **Exhibit A** in the amount of \$1,290.00.

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

Ongoing, but fees were past due as of February 8, 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 8, Block K, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.

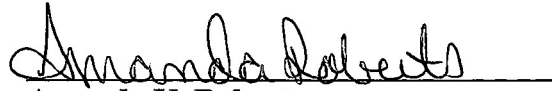
DATED this 14th day of February, 2022.

LONABAUGH AND RIGGS, LLP

By: Amanda K. Roberts
Amanda K. Roberts, WSB No. 6-3946
Attorneys for Powder Horn Homeowners
Association, Inc.
P.O. Drawer 5059
50 E. Loucks Street, Suite 110
Sheridan, WY 82801
(307) 672-7444

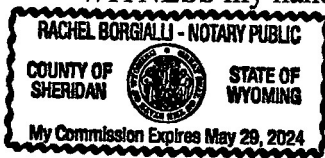
STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

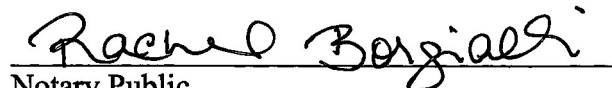
I, Amanda K. Roberts, having been first duly sworn upon my oath, depose and state as follows: that I am the attorney for the Lien Claimant herein; that I have read the above and foregoing LIEN STATEMENT and understand the contents thereof; that the contents thereof are true and correct to the best of 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.


Amanda K. Roberts

The foregoing LIEN STATEMENT was subscribed and sworn to before me this 14th day of February, 2022, by Amanda K. Roberts.

WITNESS my hand and official seal.




Notary Public

My commission expires: 5-29-2024

EXHIBIT A**Statement**

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

Date

2/8/2022

To:

Jason & Teresa McArthur
P.O. Box 6833
Sheridan, WY 82801
K-8



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FEES: \$21.00 PK LIEN STATEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

		Amount Due	Amount Enc.		
		\$1,290.00			
Date	Transaction	Amount	Balance		
02/28/2021	Balance forward		0.00		
03/01/2021	INV #13190.	85.00	85.00		
	--- HOA Discounted Fees \$85.00				
04/01/2021	INV #14231.	85.00	170.00		
	--- HOA Discounted Fees \$85.00				
04/30/2021	GENJRNAL #AJE. Late Fee April-McArthur K-8	30.00	200.00		
05/01/2021	INV #15280.	85.00	285.00		
	--- HOA Discounted Fees \$85.00				
05/31/2021	GENJRNAL #AJE. Late Fee May-McArthur K-8	30.00	315.00		
06/01/2021	INV #16355.	85.00	400.00		
	--- HOA Discounted Fees \$85.00				
06/30/2021	GENJRNAL #AJE. Late Fee June-McArthur K-8	30.00	430.00		
07/01/2021	INV #17415.	85.00	515.00		
	--- HOA Discounted Fees \$85.00				
07/30/2021	GENJRNAL #AJE. Late Fee July-McArthur K-8	30.00	545.00		
08/01/2021	INV #18477.	85.00	630.00		
	--- HOA Discounted Fees \$85.00				
09/01/2021	INV #19537.	85.00	715.00		
	--- HOA Discounted Fees \$85.00				
09/30/2021	GENJRNAL #AJE. Late Fee September-McArthur K-8	30.00	745.00		
10/01/2021	INV #20603.	85.00	830.00		
	--- HOA Discounted Fees \$85.00				
10/29/2021	GENJRNAL #AJE. Late Fee October-McArthur K-8	30.00	860.00		
11/01/2021	INV #21681.	85.00	945.00		
	--- HOA Discounted Fees \$85.00				
11/30/2021	GENJRNAL #AJE. Late Fee November-McArthur K-8	30.00	975.00		
12/01/2021	INV #22758.	85.00	1,060.00		
	--- HOA Discounted Fees \$85.00				
12/31/2021	GENJRNAL #AJE. Late Fee December-McArthur K-8	30.00	1,090.00		
01/01/2022	INV #23740.	85.00	1,175.00		
	--- HOA Discounted Fees \$85.00				
01/31/2022	GENJRNAL #AJE. Late Fee January-McArthur K-8	30.00	1,205.00		
02/01/2022	INV #24971.	85.00	1,290.00		
	--- 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	115.00	115.00	115.00	945.00	\$1,290.00

NO. 2022-776464 LIEN STATEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801