

NOTICE TO OWNER (Preliminary Notice)

12/23/2024

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

TO OWNER OR AGENT:

WILD ROSE PROPERTIES LLC
21 S LOBBAN AVE
BUFFALO, WY 82834-1937



2024-796482 12/26/2024 9:45 AM PAGE: 1 OF 1
FEES: \$12.00 SM NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Via Certified Mail: 9414 8118 9956 1928 6906 93

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

PROJECT NAME: 130 WYOMING AVE, PROPERTY ADDRESS: 130 WYOMING AVE; CITY: Sheridan; COUNTY: Sheridan;

LEGAL DESCRIPTION: SOUTH PARK BLOCK 4 LOT 26, LOT 27 (50' X 160' EACH) (TOTAL SQ FT = 16,000.00)

Knecht Home Center - Sheridan has an order/contract with FIRST CHOICE BUILDERS LLC for Construction Services and Materials for improvements to the above-described property:

FIRST CHOICE BUILDERS LLC
P.O. Box 364
SHERIDAN, WY 82801

The Contractor on this construction project is:

FIRST CHOICE BUILDERS LLC
P.O. Box 364
SHERIDAN, WY 82801

They are being sent a copy of this Notice to Owner.

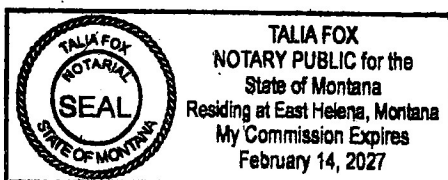
NOTICE

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

Northwest Notice Service, LLC
P.O. Box 182
East Helena, MT 59635
406-431-2176



State of Montana, County of Lewis and Clark.

This instrument was signed before me on 12/23/2024.

by Carl Schweitzer, Owner Northwest Notice Service, LLC, for Knecht Home Center - Sheridan

Notary Signature

NO. 2024-796482 NOTICE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
NORTHWEST NOTICE SERVICE LLC P O BOX 182
EAST HELENA MT 59635