

# NOTICE TO OWNER (Preliminary Notice)

4/3/2025

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

TO OWNER OR AGENT:

GRAHAM, WESTON T & BROOKE M BARNEY  
2320 PHEASANT DRAW RD  
SHERIDAN, WY 82801-4551



2025-798496 4/16/2025 11:03 AM PAGE: 1 OF 1  
FEES: \$12.00 IH NOTICE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Via Certified Mail: 9414 8118 9956 0102 2893 71

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

PROJECT NAME: 2320 PHEASANT DRAW RD, PROPERTY ADDRESS: 2320 PHEASANT DRAW RD; CITY: Sheridan; COUNTY: Sheridan;

LEGAL DESCRIPTION: CLOUD PEAK RANCH SEVENTEENTH FILING LOT 4 (TOTAL SQ FT = 12,650.00)

Knecht Home Center - Sheridan has an order/contract with 307 Energy for Construction Services and Materials for improvements to the above-described property:

307 Energy  
445 1st West Parkway  
Sheridan, WY 82801

The Contractor on this construction project is:

307 Energy  
445 1st West Parkway  
Sheridan, WY 82801

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

## NOTICE

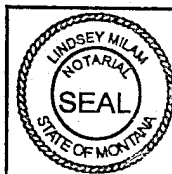
THE UNDERSIGNED PARTY IS PROVIDING WORK OR MATERIALS TO THE PROPERTY DESCRIBED ABOVE. FAILURE OF THIS PRIME CONTRACTOR OR SUBCONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF 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:

*Carl Schweitzer*  
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



LINDSEY MILAM  
NOTARY PUBLIC for the  
State of Montana  
Residing at Helena, Montana  
My Commission Expires  
October 13, 2026

State of Montana, County of Lewis and Clark.

*This instrument was signed before me on 4/3/2025 by Carl Schweitzer, Co-owner of Northwest Notice Service, LLC, for Knecht Home Center - Sheridan.*

*Lindsey Milam*  
Notary Signature

**NO. 2025-798496 NOTICE**

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