

# NOTICE TO OWNER (Preliminary Notice)

2/28/2025

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

TO OWNER OR AGENT:  
LANDMARK 228 LLC  
PO BOX 602  
SHERIDAN, WY 82801-0602

Via Certified Mail: 9414 8118 9956 0970 9068 44

TS Mechanical, Inc. is providing Construction Services and Materials to the property described below:  
PROJECT NAME: 260 E BRUNDAGE ST  
PROPERTY DESCRIPTION: 260 E BRUNDAGE ST, Sheridan County: Sheridan;  
Legal Description: PALMER'S ADDITION BLOCK 21 LOTS 1, 2, 3 & 4 (25 X 124 EACH) (TOTAL SQ FT = 12,400)

TS Mechanical, Inc. has an order/contract with Impact Properties for Construction Services and Materials for improvements to the above-described property:  
Impact Properties  
321 E. Brundage St  
Sheridan, WY 82801

The Contractor on this construction project is:  
Impact Properties  
321 E. Brundage St  
Sheridan, WY 82801

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

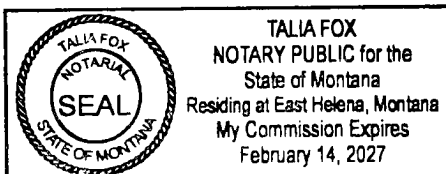
## NOTICE

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

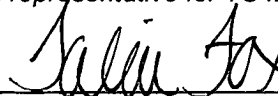
  
Representing:  
TS Mechanical, Inc.  
1912 Double Eagle Dr (Physical)  
PO Box 6031 (Mailing)  
Sheridan, WY 82801  
Office # (307) 655-5773

Northwest Notice Service,  
PO Box 182  
East Helena, MT 59635  
406-431-2176




State of Montana, County of Lewis and Clark

This instrument was signed before me on 2/28/2025 by  
Carl Schweitzer, co-owner Northwest Notice Service, LLC.  
as representative for TS Mechanical, Inc.



Notary Signature

  
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FEES: \$12.00 PK NOTICE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2025-797654 NOTICE

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