

# NOTICE TO OWNER (Preliminary Notice)

3/14/2025

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

TO OWNER OR AGENT:

MPIREALESTATE LLC

1137 CROSS CREEK CT

SHERIDAN, WY 82801-8818



2025-797945 3/17/2025 10:20 AM PAGE: 1 OF 1  
FEES: \$12.00 PK NOTICE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Via Certified Mail: 9414 8118 9956 0367 1247 52

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

PROJECT NAME: 1820 GABRIELLE CT, PROPERTY ADDRESS: 1820 GABRIELLE CT; CITY: Sheridan; COUNTY: Sheridan;

LEGAL DESCRIPTION: EAST RIDGE INDUSTRIAL PARK ADDITION LOT 11 (TOTAL ACRES = 1.12)

Knecht Home Center - Sheridan has an order/contract with A&B Building Supply for Construction Services and Materials for improvements to the above-described property:

A&B Building Supply  
82 E Ridge Rd  
SHERIDAN, WY 82801

The Contractor on this construction project is:

A & B Buildings & Supply  
82 E Ridge Rd  
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:

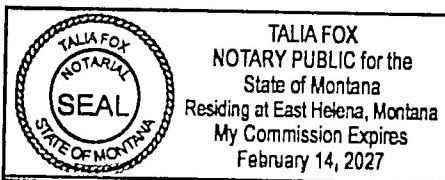
Knecht Home Center - Sheridan  
1836 South Sheridan Ave.  
Sheridan, WY 82801  
307-673-0786

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 3/14/2025 by Carl Schweitzer, Co-owner of Northwest Notice Service, LLC, for Knecht Home Center - Sheridan.*

*Notary Signature*

**NO. 2025-797945 NOTICE**

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