

NOTICE TO OWNER (Preliminary Notice)

7/10/2024

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

TO OWNER OR AGENT:

HOLDER, ANNA & SEAN
1224 ROSEWOOD CT
SHERIDAN, WY 82801-9154

Via Certified Mail: 9414 8118 9956 4437 4163 58

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

PROJECT NAME: HOLDER HOUSE, PROPERTY ADDRESS: 52 PICCARD RD; CITY: Sheridan; COUNTY: Sheridan; LEGAL

DESCRIPTION: JEFFRIES DRAW SUBDIVISION LOT 12 (TOTAL ACRES = 1.57)

Knecht Home Center - Sheridan has an order/contract with HOLDER, ANNA & SEAN for Construction Materials and Services for improvements to the above described property:

HOLDER, ANNA & SEAN
1224 ROSEWOOD CT
SHERIDAN, WY 82801-9154

The Contractor on this construction project is:

HOLDER, ANNA & SEAN
1224 ROSEWOOD CT
SHERIDAN, WY 82801-9154

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



2024-793100 7/15/2024 10:56 AM PAGE: 1 OF 1
FEES: \$12.00 PK NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-793100 NOTICE

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



SAMANTHA ELDRIDGE
NOTARY PUBLIC for the
State of Montana
Residing at Helena, Montana
My Commission Expires
August 1, 2027

State of Montana, County of Lewis and Clark

This instrument was signed before me on 7/10/2024.

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

Notary Signature