



2025-804431 12/26/2025 10:34 AM PAGE: 1 OF 1  
FEES: \$12.00 IH NOTICE 12/23/2025  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# NOTICE TO OWNER (Preliminary)

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

TO OWNER OR AGENT:

OSMUN, BENJAMIN  
1433 SILVERTON DR  
RANCHESTER, WY 82839-8515

Via Certified Mail: 9414 8118 9956 1915 4735 75

TS Mechanical, Inc. is providing Construction Services and Materials to the property described below:

PROJECT NAME: 1433 Silverton Dr.

PROPERTY DESCRIPTION: 1433 Silverton Dr., Rancheater County: Sheridan

Legal Description: STONERIDGE MEADOWS SUBDIVISION PHASE III LOT 31 (TOTAL SQ FT = 9,105.00)

TS Mechanical, Inc. has an order/contract with OSMUN, BENJAMIN for Construction Services and Materials for improvements to the above-described property:  
OSMUN, BENJAMIN  
1433 SILVERTON DR  
RANCHESTER, WY 82839-8515

The Contractor on this construction project is:  
TS Mechanical, Inc.  
PO Box 6031  
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.

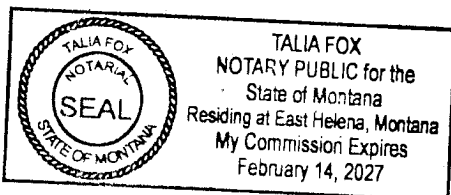
FROM: Carl Schweitzer, Northwest Notice Service, LLC

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

Northwest Notice Service,  
PO Box 182  
East Helena, MT 59635  
406-431-2176  
carl@mt.net

State of Montana, County of Lewis and Clark  
This instrument was signed before me on 12/23/2025 by  
Carl Schweitzer, co-owner Northwest Notice Service, LLC.  
as representative for TS Mechanical, Inc.

Notary Signature



### NO. 2025-804431 NOTICE

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