

NOTICE TO OWNER (Preliminary Notice)

4/2/2026

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



2026-806475 4/6/2026 10:44 AM PAGE: 1 OF 1
FEES: \$12.00 PK NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

TO OWNER OR AGENT:
SKINNER, JOHN M & TERESA M
14 DEER RUN
SHERIDAN, WY 82801-9565

Via Certified Mail: 9414 8118 9956 1932 0850 10

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

PROJECT NAME: 14 Deer Run

PROPERTY DESCRIPTION: 14 DEER RUN, Sheridan County: Sheridan

Legal Description: BIG HORN RANCH SUBDIVISION PT TRACT 43 (TOTAL ACRES = 8.63)

TS Mechanical, Inc. has an order/contract with John & Teresa Skinner for Construction Services and Materials for improvements to the above-described property:
John & Teresa Skinner
14 DEER RUN
SHERIDAN, WY 82801-9565

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.

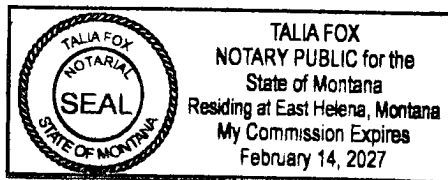
NOTICE

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.

Susan E. Rogge, 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 4/2/2026 by Susan E. Rogge, co-owner Northwest Notice Service, LLC. *as representative for TS Mechanical, Inc.*

Notary Signature

NO. 2026-806475 NOTICE

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