

2020-073451

2020 Oct 14

9:28 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

PRE-LIEN NOTICE TO OWNER OF MECHANIC'S LIEN RIGHTS

Owner:

PRICEPOINT BUILDERS LLC - Bruce R Young
12816 Lee Ct
Cedar Lake, Indiana 46303

and/or

BENJAMIN WETTEROFF AND JACLYN WETTEROFF
7414 Baker St
Merrillville, Indiana 46410

Subcontractor/ Supplier:

American Builders and Contractors Supply Co., Inc. - ABC Supply Co., Inc.
One ABC Parkway
Beloit, Wisconsin 53511

Contractor:

PRICEPOINT BUILDERS LLC
PO BOX 1343
CROWN POINT, Indiana 46308-1343

Project:

JOB/LOT 40 CREEKWOOD CRSG
7414 BAKER STREET
MERRILLVILLE, Indiana 46410

Scope of Work: Roofing and/or other exterior building materials and products

Contract Amount: \$15,000.00

Please take notice that AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. (hereinafter referred to as "Sub/Supplier") is a Subcontractor or Material Supplier to Contractor on the above described Project of Owner, located on the following described real estate situated in Lake County, Indiana.

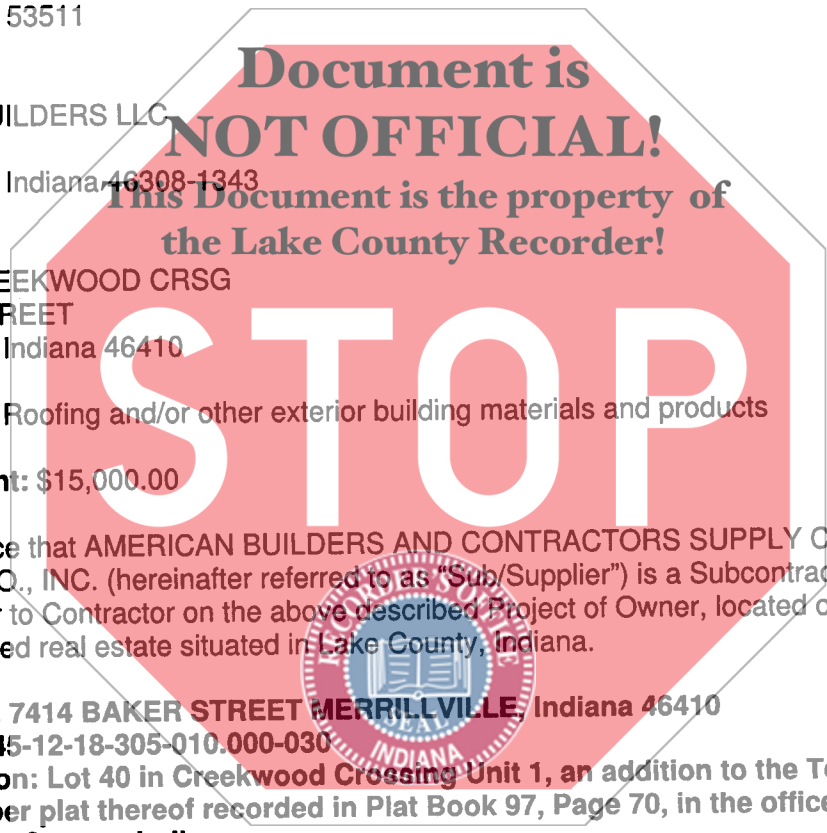
Street Address: 7414 BAKER STREET MERRILLVILLE, Indiana 46410

Folio Number: 45-12-18-305-010-000-030

Legal Description: Lot 40 in Creekwood Crossing Unit 1, an addition to the Town of Merrillville, as per plat thereof recorded in Plat Book 97, Page 70, in the office of the recorder of Lake County, Indiana

Sub/Supplier is furnishing its Work to the Project pursuant to its Subcontract/P.O. Agreement with Contractor. The total value of its Scope of Work is the amount indicated above, which is subject to increase or decrease pursuant to changes in the scope and price of Provider's Work.

This Pre-Lien Notice to Owner of Mechanic's Lien Rights is given pursuant to the Indiana Mechanic's Act, as codified at Indiana Code §32-8-3-1. It is intended to inform you, as Owner, that Sub/Supplier is a Subcontractor or Material Supplier on the Project and as such has



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\$ 25,000
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mechanic's lien rights pursuant to statute.

These mechanic's lien rights provide that in the event that Sub/Supplier is not paid by Contractor for its Work, or any portion thereof, a mechanic's lien may be recorded in the future by Sub/Supplier against the Project and its underlying real estate and all improvements thereon or connected therewith.

The Owner is cautioned to ensure that adequate funds are available under the Owner's Contract with Contractor to pay Sub/Supplier, and to ensure that those funds are, in fact, paid to Sub/Supplier. This Pre-Lien Notice is required by statute and it not intended to reflect adversely on Contractor.

NOTE: In addition to being recorded in the Recorder's Office of the County where the Project is located, this Pre-Lien Notice to Owner of Mechanic's Lien Rights is being furnished to Owner by Sub/Supplier by certified mail, return receipt requested.

Date: 9/24/2020

AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
One Abc Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

By: [Signature]
Ariela Wagner, Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public in and for said County and State, personally appeared Ariela Wagner, Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., and acting for and on its behalf, and he/she being first duly sworn by me upon his/her oath and before me and subscribed in my presence, acknowledged the execution of the foregoing Pre-Lien Notice to Owner of Mechanic's Lien Rights, and further stated that the facts and matters therein set forth are true and correct, and executed the same.

Witness my hand and Notarial Seal this 24 day of September

[Signature]
Notary Public, State of Florida

BARBI SCHOPPERT
MY COMMISSION # GG 022437
EXPIRES: December 17, 2020
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RETURN TO:
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
Ariela Wagner
One Abc Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124
W/O: 4064180 / Job Number: 00783448-018

CERTIFICATE OF PROOF

WITNESS to the signature (s) on the foregoing instrument to which this Proof is attached.

Katherine Lombardi
Witness Signature

Katherine Lombardi
Witness Printed Name

PROOF:

STATE OF FLORIDA

COUNTY OF BROWARD

Document is NOT OFFICIAL!

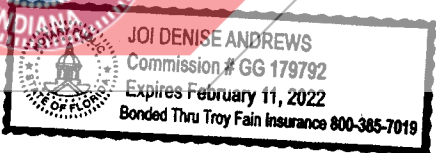
Before me a Notary Public in and for said County and State, Dated on 01/07/20, personally appeared the above-named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows WITNESS- KATHERINE LOMBARDI to be the individual(s) described in and who executed the foregoing instrument: that said WITNESS was present and saw said GRANTOR(S)- ARIELA WAGNER / BALBI SERRANO the same: and the said WITNESS at same time subscribed his/her name as a witness thereto

Joi Denise Andrews
NOTARY PUBLIC SIGNATURE

Joi Denise Andrews
NOTARY PRINTED NAME



Notary Name exactly as Commission
Notary Public- State of
Seal



My Commission Expires: _____
Commission No: _____