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2020-086545

2020 Nov 24

3:29 PM

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

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

Owner:

Jose Ruiz and any unknown spouse
964 Ian Drive
Hobart, Indiana 46342

Subcontractor/ Supplier:

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

Contractor:

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

Project:

JOB/LOT 9 TRAILVIEW
964 IAN DRIVE
HOBART, Indiana 46342

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: 964 IAN DRIVE HOBART, Indiana 46342

Folio Number: 45-09-31-354-015.000-018

Legal Description: LOT 9 IN TRAILVIEW, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 55 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 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.



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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: NOVEMBER 2, 2020

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

By: Ariela Wagner
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 2nd day of

NOVEMBER
Joni Andrews
Notary Public, State of Florida

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
Ariela Wagner
One Abc ParkwayBeloit, Wisconsin 53511
608-368-2047 Ext 124
W/O: 4073560 / Job Number: 00783453-018

JOI DENISE ANDREWS
Commission # GG 179792
Expires February 11, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Certificate of Proof

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


Witness Signature

Joi DENISE ANDREWS
Witness Printed Name

Proof:

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public in and for said County and State, Dated on Nov 2, 2020, 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 - Joi Denise Andrews 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, Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. execute the same: and the said WITNESS at same time subscribed his/her name as a witness thereto.


Notary Public, State of Florida

KATHERINE LOMBARDI
MY COMMISSION #GG075538
EXPIRES: FEB 21, 2021
Bonded through 1st State Insurance

