

# NOT AN OFFICIAL DOCUMENT

2022-527728  
07/07/2022 09:19 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

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

**Owner:**

ARMANDO D. SANCHEZ JR AND LUPE SANCHEZ  
7503 CLARK COURT  
MERRILLVILLE, INDIANA 46410

**General Contractor:**

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

**Project:**

JOB/LOT 104 CREEKWOOD CRG  
7503 CLARK COURT  
MERRILLVILLE, INDIANA 46410

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

**Contract Amount:** \$15,000.00 (Fifteen Thousand Dollars and Zero Cents)

Please take notice that AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. (hereinafter referred to as "Supplier") supplied roofing and/or other exterior building materials and products to PRICE POINT BUILDERS LLC, General Contractor on the above described Project which is owned by ARMANDO D. SANCHEZ JR AND LUPE SANCHEZ, located on the following described real estate situated in Lake County, Indiana.

**Street Address:** 7503 CLARK COURT, MERRILLVILLE, INDIANA 46410

**Folio Number:** 45-12-18-352-001.000-030

**Legal Description:** LOT 104 IN CREEKWOOD CROSSING, UNIT 2, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 83, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Supplier is furnishing roofing and/or other exterior building materials and products to the Project pursuant to its Agreement with PRICE POINT BUILDERS LLC, General

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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, ARMANDO D. SANCHEZ JR AND LUPE SANCHEZ, as Owner, that AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. is a 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 AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. is not paid by General Contractor for its Work, or any portion thereof, a mechanic's lien may be recorded in the future by AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. 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 General Contractor to pay AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., and to ensure that those funds are, in fact, paid to AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.. This Pre-Lien Notice is required by statute and it not intended to reflect adversely on the General 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 AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. by certified mail, return receipt requested.**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Ariela Wagner

Date: 7/6/2022

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

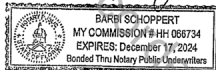
By:   
Ariela Wagner, Agent

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 being first duly sworn by me upon 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 10<sup>th</sup> day of July,

  
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 Parkway, Beloit, Wisconsin 53511  
608-368-2047 Ext 124  
W/O: 4281013 / Job Number: 00939937-018