



201902872

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Carol Givens

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**Register of Deeds
DODGE COUNTY, NE**

Filed:

June 21, 2019 12:29:00 PM

Fee \$28.00

THIS PAGE FOR RECORDING PURPOSES ONLY

MECHANIC'S LIEN

STATE OF NEBRASKA

COUNTY OF DODGE

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BE IT KNOWN, that the undersigned lien claimant, Fauss Construction Inc. located at 1059 County Road 20, in Hooper located in the County of Dodge in the State of Nebraska with the zip code of 68031, hereby files a claim for a Mechanic's Lien against Front Street Properties LLC located at 224 N Park Ave, in Fremont located in the County of Dodge in the State of Nebraska in the zip code 68025, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 06/29/2017, the aforementioned Owner, did own the following described real estate property located in the County of Dodge, in the State of Nebraska to wit:

The property being located at 505 N Main St, in the City of Fremont, Nebraska 68025, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 270002954 and the legal property description as follows:

OT S44' Lots 7 & 8 BLK 143

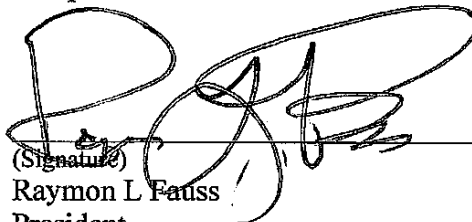
On 06/29/2017, the Lien Claimant entered into an oral contract with the aforementioned Owner to preliminary demoliton and debris removal on said Premises for the original total sum of \$217,900.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to preliminary demoliton and debris removal on the aforementioned Premises on 12/29/2017, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$0.00, thus leaving a balance due of \$7,213.00.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to preliminary demoliton and debris removal at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 17 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$7,213.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Nebraska Statutes.

Fauss Construction Inc.
1059 County Road 20
Hooper Nebraska 68031



(Signature)
Raymon L Fauss
President

6-21-19
(Date)

NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA

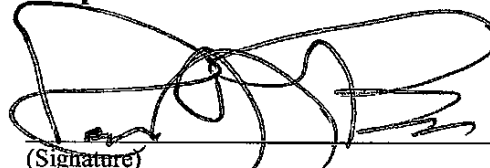
COUNTY OF DODGE

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) ss.
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The Affiant, Fauss Construction Inc., being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on 6-21-19.

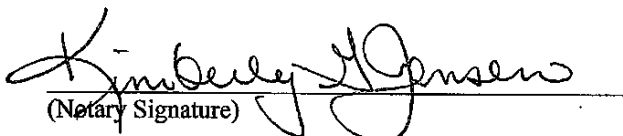
Fauss Construction Inc.
1059 County Road 20
Hooper Nebraska 68031



(Signature)
Raymon L. Fauss
President

6-21-19

(Date)



(Notary Signature)

Kimberly G. Jensen

(Notary Printed Name)

My commission expires on: 9-7-2022

