

201700002925  
Page: 1 of 9  
Fee: \$5.00  
Debbie Pierson, Flathead County MT by NW 2/2/2017 3:11 PM

Instrument Prepared By  
And Recording Requested By:  
Antonius Damascus Raelund  
'AKA' Anthony B  
175 Hutton Ranch road  
103-231 Kalispell MT  
59901

Space Above For Recorder's Use

**CLAIM OF LIEN**

State of Montana  
County of Flathead

0360950

☆☆

<p><b><u>Lienor</u></b> Antonius Damascus Raelund "aka" Anthony B</p> <p><b><u>Property Owner</u></b> (Owner) Lynn Rehm Erick Enz</p> <p><b><u>Hiring Party:</u></b> Name and Address of person or entity to whom Claimant furnished labor, services, equipment and/or materials: Antonius Damascus Raelund "aka" Anthony B Candi Lee Liles</p> <p><b><u>Services:</u></b> The lien is claimed for the following labor, services, equipment or materials: "See Notices attached"</p>	<p><b><u>Property Liened</u></b> (Property) State of Montana County: Flathead</p> <p><del>S</del>29, T27N, R23 W Tract 2 of 17570-2 parcel n/a tract 2 in NE4NE4</p> <p>No postal receipt</p> <p>Legal Description: <del>S</del>29, T27N, R23 W Tract 2 of 17570-2 parcel n/a tract 2 in NE4NE4</p> <p><b><u>Date Services First Furnished:</u></b> November 15, 2014</p> <p><b><u>Date Services Last Furnished:</u></b> January 1, 2017</p>
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**Amount of Lien Claim:**


\$ 605,888

Claimant gave notice of the right to claim a lien, as required by Montana Code Sec. 71-3-531, to Lynn Rehm & Erick Enz on 1/9/2017-1/20/2017.

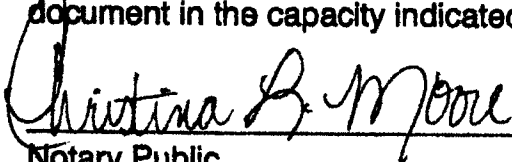
**Signature of Claimant, and Verification**

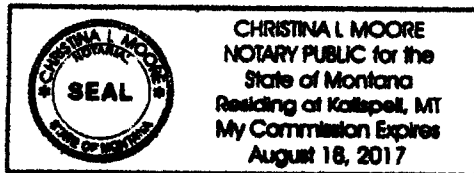
State of montana-state  
County of Flathead

I, Antonius Damascus Rael, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, and that I have read the foregoing Notice of Claim of Lien, know the contents thereof, and have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

  
\_\_\_\_\_  
Claimant,  
Print Name: Antonius Damascus Raelund  
Dated: 3/1/2017

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/Parish, on this 1 Feb 2017, by Antonius Damascus Rael who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she executed this document in the capacity indicated as the claimant.

  
\_\_\_\_\_  
Notary Public





**U.S. Postal Service**  
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 06/09/2017

Postage	\$3.10
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.10

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Send To: *John Johnson*  
 Street Apt No. or PO Box No.: *12841 S Dakota Dr*  
 City, State, Zip: *El Mirage AZ 85325*

Special Agent or PO Star No.:  
 City, State, Zip:

7013 2550 0001 1548 5198

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KALISPELL MT 59905  
 0901 12  
 06/28/2017

Postage	\$3.10
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.10

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 Street Apt No. or PO Box No.: *8615 P.O. Box*  
 City, State, Zip: *Kalispell MT 59905*

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 Street Apt No. or PO Box No.: *8615 P.O. Box*  
 City, State, Zip: *Kalispell MT 59905*

7013 2550 0001 1548 5198

Anthony-~~B~~Raelund,  
c/o 175 Hutton ranch Rd #103-231  
Kalispell, Montana [59901]

## NOTICE and BILL

January 5<sup>th</sup>, 2017

Lynn Rehm  
12841 W Dreyfus dr  
El Mirage Arizona 85335 cert # 7013-2250-0001-1548-5198

Erick Enz  
Po Box 8615  
Kalispell, Montana 59901 cert # 7013-2250-0001-1548-5181

Lynn Rehm, Erick Enz,

*Please produce the verifiable documents proving that your company or you actually own this property. Without absolute verifiable proof, this case shall be dismissed with prejudice. As a mere tenant living on this property I will be happy to return it to its rightful owner, provided that the owner compensates me for my labor, time, efforts, payments, materials, and cash outlay for services rendered to improve and maintain this property, to its maximum habitability, and safe to dwell within and upon. I shall now present this court and you and your company with an itemized invoice payable on demand. When paid in full, I shall hand over said property to the rightful owner with no further action required". If not paid by the specified time, I shall place a Mechanics lien and begin other collections actions as necessary to receive my just compensation.*

**Physical Address: 960 Rodgers Lake rd, Kila Montana 59920**

**Legal Description:**

**829,T27 N, R23 W,17570-2, PARCEL N/A TR 2 IN NE4NE4**

**EXPENSES, IMPROVEMENTS AND MAINTENANCE** Numbers below are approximate and/or documented where applicable.

**BILL FOR IMPROVEMENTS FROM NOVEMBER 15,2014 TO JAN2017 : Repaired holes in ceilings**

upgrade lighting and fans and maintenance \$ 2,500.00

Window Coverings: \$ 1,000.00

Repairs: Countertops, Flooring, Cabinets: \$ 42,000.00

House Painting: \$ 4,000.00

Appliances, Hot water heater, Washer, Dryer: \$1600 .<sup>00</sup>

Garage and out building repairs \$ 4500.00

New outbuildings \$12,000 .<sup>00</sup>

3 New Barns \$24,000 .<sup>00</sup>

Foundation for new Root Cellar \$ 12,000.00

Removal of dilapidated dangerous collapsing root cellar : \$2800 .<sup>00</sup>

Perimeter fencing and cross fencing on 5 acres; \$42,000 .<sup>00</sup>

Septic repair : \$12,000 .<sup>00</sup>

MOLD ABATEMENT(undisclosed to buyers in a sealed wall): \$89,000 .<sup>00</sup>

Gutted entire bathroom and rebuilt room to include floor and walls: \$23,000 .<sup>00</sup>

**Est. Sub Total: \$ 262,400.00**

**MAINTENANCE AND UPKEEP FROM November 14,2014 TO January 5,2017**

Clearing of felled trees and removing tree trunks clearing/excavating for usage \$75,000.

Pest Control: \$ 3,000.00

Driveway graveled : \$ 2400

Landscape and Property Maintenance: \$ 4,800.00

Removal of trash and debris, torn and rotten fencing in order to make property safe for usage.\$3500

House Cleaning Services: \$ 9,600.00

Total Maintenance at \$10.00 per hour 24/7: \$ 188,160.00

**Est. Sub-Total \$ 286,460.00**

**Monthly Payments + Taxes and Insurance(approx.) \$ 57,028**

**Original Down Payment \$ 33,800**

**Total expenses \$ 605,888**

**TOTAL SECURITY INTEREST CLAIM \$605,888**

You have 10 days from certified receipt of notice to pay this claim/bill

Anthony-B. Raehnd a natural man

January 5<sup>th</sup>, 2017

c/o

175 Hutton Ranch rd

Kalispell Montana [59901]

**Anthony-B: Raelund:**  
c/o 175 Hutton Ranch Rd 103-231  
Kalispell Montana near[59901]

**AFFIDAVIT OF INTEREST IN PROPERTY OF Anthony-B: Raelund,**

Comes now, **Anthony-B: Raelund**, Your Affiant, being competent to testify and being over the age of 20 years of age, after first being duly sworn according to law to tell the truth to the facts related herein states the he has firsthand knowledge of the facts stated herein and believes these facts to be true to the best of his knowledge.

1. Your Affiant, **Anthony-B: Raelund**, entered into an agreement to purchase specific real property, via lease purchase agreement on or about **NOVEMBER 14, 2014**.
2. Your Affiant, **Anthony-B: Raelund**, notices that the address of said property is **960 Rodgers Lake rd, Kila, Montana [59920]**.
3. Your Affiant, **Anthony-B: Raelund**, notices that the legal description of said property is as attached. See exhibit A.
4. Your Affiant, **Anthony-B: Raelund**, had a mortgage agreement specific to said property in which the sales price was **\$269,900**.
5. Your Affiant, **Anthony-B: Raelund** made a down payment of **\$25,000** and **\$8800**(non applied payments) a total of **\$33,800** amount paid to the Sellers, Seller of said property, through Checks from **Anthony-B** on about November, 2014 thru August 18,2016.
6. As of January 05, 2017, Your Affiant, **Anthony-B: Raelund**, made payments totaling approximately, **\$57,028**, (All Loan Servicing Companies and persons, which include first's, second's, refinanced loans, Home Equity Lines of Credit, Taxes, Insurance, etc.) to multiple alleged servicers pursuant to the alleged loan agreement specific to the purchase of the above described property, including but not limited to **NATIONSTAR MORTGAGE, LYNN REHM, ERIC ENZ**.
7. Your Affiant, **Anthony-B: Raelund**, as of January 5, 2017, has 2 years and 2 months, (Original loan date to present) of maintenance and upkeep of said property which have an approximate value of **\$ 180,000.00**, based on 24/7 security at **\$10** an hour. See exhibit A
7. Your Affiant, **Anthony-B: Raelund** has made improvements to said property from the time of original purchase which has an approximate value of **\$262,400**. See exhibit A.
8. Your Affiant, **Anthony-B: Raelund**, has a total secured interest in the above referenced property as of January 05, 2017 of approximately **\$605,888**, (Total amount of all payments made on 4-9).
9. To date, no party has made any offer to Your Affiant, **Anthony-B: Raelund**, to settle Affiant's interest in said property.
10. Affiant reserves right to place a mechanics lien or UCC1 lien as security against subject property until these claims are satisfied.
11. Further, Affiant sayeth naught.

I declare under penalty of perjury that the foregoing is true and correct.

Signature  Date: January 5, 2017  
**Anthony-B: Raelund** c/o 175 Hutton Ranch Rd #103-231, Kalispell Montana [59901]

12. Further, Affiant sayeth naught. 

Anthony-Raehund,  
c/o 175 Hutton ranch Rd #103-231  
Kalispell ,Montana [59901]

## NOTICE and BILL

January 20<sup>th</sup>,2017

Lynn Rehm 7013 2250 0001 1548 4610  
12841 W Dreyfus dr  
El Mirage Arizona 85335 cert # 7013-2250-0001-1548-4610

Erick Enz 7013 2250 0001 1548 4580  
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Kalispell , Montana 59901 cert # 7013-2250-0001-1548-4580

Lynn Rehm, Erick Enz,

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**Anthony-B: Raehund a living man**

 January 20<sup>th</sup>, 2017

c/o

175 Hutton Ranch rd

103-231

Kalispell Montana [59901]