

FILED
BULLOCH COUNTY
CLERK'S OFFICE

2022 OCT -6 P 12:31

Heather Banks McNeal
CLERK OF COURT

DOC# 007740
RECORDED IN OFFICE
10/6/2022 02:20 PM
BK:281 PG:51-52
HEATHER BANKS MCNEAL
CLERK OF COURT
BULLOCH

Cross reference:

Claim of Lien

Bk: 280 Page: 837

Space above this line for recorders use only

CLERK'S COVER SHEET

Notice of Contest of Lien

GRANTOR: not applicable to Contest of Lien

GRANTEE: not applicable to contest of Lien

DATE OF INSTRUMENT: October 6, 2022

TYPE OF INSTRUMENT: Notice of Contest of Lien

NOTE: This cover page is for recording purposes only and does not modify or amend the terms
of the attached instrument.

NOTICE OF CONTEST OF LIEN

Bk. 281 - Page: 52
FILED

BULLOCH COUNTY
CLERK'S OFFICE

TO: CHRISTOPHER GOHAGAN
Attorney for Mo Flo, LLC
P.O. Box 327
Statesboro, GA 30459

TO: MoFlo, LLC
c/o Randy Childs
440 Matthews Road
Statesboro, GA 30458

2022 OCT -6 P 12: 13

Heather Banks McNeal
CLERK OF COURT

YOU ARE NOTIFIED THAT THE UNDERSIGNED CONTESTS THE CLAIM OF LIEN FILED BY YOU ON SEPTEMBER 13, 2022, AND RECORDED IN BOOK 280, PAGE 837 OF THE PUBLIC RECORDS OF BULLOCH COUNTY, GEORGIA, AGAINST PROPERTY OWNED BY WILHELMINA RANDTKE AND EDWIN ALEXANDER, AND THAT THE TIME WITHIN WHICH YOU MAY COMMENCE A LIEN ACTION TO ENFORCE YOUR LIEN IS LIMITED TO 60 DAYS FROM RECEIPT OF THIS NOTICE. THIS 6TH DAY OF OCTOBER, 2022.

THIS ABOVE-REFERENCED LIEN WILL EXPIRE AND BE VOID IF YOU DO NOT: (1) COMMENCE A LIEN ACTION FOR RECOVERY OF THE AMOUNT OF THE LIEN CLAIM PURSUANT TO O.C.G.A. § 44-14-361.1 WITHIN 60 DAYS FROM RECEIPT OF THIS NOTICE; AND (2) FILE A NOTICE OF COMMENCEMENT OF LIEN ACTION WITHIN 30 DAYS OF FILING THE ABOVE-REFERENCED LIEN ACTION.

SIGNED:



WILHELMINA RANDTKE, OWNER
204 Highland Rd.; Statesboro, GA 30548



EDWIN ALEXANDER, OWNER
204 Highland Rd.; Statesboro, GA 30548

Lien statutes in derogation of the common law must be strictly construed in favor of the property owner and against the materialman. U.S. Filter, etc. v. Barnett, 273 Ga. 254, 255, 538 S.E.2d 739 (2000).

Facially invalid: The Claim of Lien at Book 280 Page 837 is facially invalid. It was filed Sept. 13, 2022, and asserts the last date of delivery of materials and services was June 14, 2022. Sept. 13, 2022 is 91 days after June 14, 2022. Sept. 13, 2022 was a Tuesday. Sept. 12, 2022 was not a Georgia nor federal holiday. OCGA 44-14-361.1(a)(2) requires a lien be filed within 90 days of providing work or material.

Facially invalid: The Claim of Lien does not contain the required statement in OCGA 44-14-367 in that the lien contains a statement in a 9 point font, rather than minimum 12 point as required by law.

Invalid: OCGA 44-14-361.1(a)(2) requires notice to be sent to us within 2 business days of filing. A copy of the lien was mailed to us Sept. 19, 2022, 4 business days after filing.

Invalid: "[N]o lien or bond claim shall exist in favor of the unlicensed contractor for any labor, services, or materials provided under the contract or any amendment thereto". OCGA 43-41-17.

False: The Claim of Lien is a false lien. The lien alleges subcontractor but not contractor status. We signed a contract with Floors Outlet and Brian McDonald who signed as "Contractor". In STCV2022000202, State Court of Bulloch County, Mo Flo LLC sued us alleging Mo Flo LLC is a contractor in direct privity with us. In STCV2022000202, Brian McDonald made a sworn statement as agent for Mo Flo LLC (Statement of Claim, July 12, 2022) that Floors Outlet is a DBA of Mo Flo LLC. The lien is false in that it misrepresents an undisclosed principal (Mo Flo, LLC) and agent (Brian McDonald) relationship as instead being a subcontractor (Mo Flo, LLC) and contractor (Brian McDonald) relationship. This fraud is to allow lien perfection without serving notice on us and to fraudulently remove our standing to show the contracted work was not completed.

False: The Claim of Lien is false in that the contracted flooring install was not completed, in that the dollar amount in the lien is for a much larger amount than the unpaid balance on our contract, and in that material or services were last provided May 31, 2022 which is 105 days before the lien was filed.

Cross ref: Bk: 280 Page 837

7022 1670 0002 0117 2071

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

STATESBORO, GA 30459

OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Postmark Here
10/13/2022

Sent To: Christopher Cochran Attorney for Ms Flo LLC
 Street and Apt. No., or PO Box No.: P.O. Box 327
 City, State, ZIP+4®: Statesboro, GA 30459

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Christopher Cochran
 Attorney for Ms Flo, LLC
 P.O. Box 327
 Statesboro, GA 30459

2. Article Number (Transfer from service label)
 7022 1670 0002 0117 2071

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

4. Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 McCall Chamberlain

C. Date of Delivery
 OCT 18 2022

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Statesboro, GA 30458

OFFICIAL USE

Certified Mail Fee \$4.00

\$13.25

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Postmark Here 10/13/2022

Sent To: MoFlo, LLC c/o Randy Childs
 Street and Apt. No., or PO Box No. 440 Matthews Road
 City, State, ZIP+4® Statesboro GA 30458

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MoFlo, LLC
 c/o Randy Childs
 440 Matthews Road
 Statesboro, GA 30458

9590 9402 7683 2122 4798 29

2 7022 1670 0002 0117 2088 Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 B. Received by (Printed Name) B. HAMMONS
 C. Date of Delivery 10/17/22

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:
 512 Matthews Rd
 Statesboro, GA 30458

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt