

ENTRY NO. 01213353

12/11/2023 09:54:12 AM B: 2803 P: 1200

Lien PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY HUNTSMAN LOFGRAN WALTON EASTER PLLC



WHEN RECORDED RETURN TO:

Michael R. Lofgran

HUNTSMAN | LOFGRAN | WALTON

A PROFESSIONAL LIMITED LIABILITY COMPANY

623 E Fort Union Blvd. Suite 201

Midvale, Utah 84047

NOTICE OF ATTORNEY'S LIEN

NOTICE IS HEREBY GIVEN, pursuant to Utah Code Annotated §38-2-7, that the law firm of Huntsman | Lofgran | Walton, PLLC, located at 623 East Fort Union Blvd., Suite 201, Midvale, UT 84047, authorized to practice law in the State of Utah, claims and holds an attorney's lien on the real property and property rights held by Randal Ray Castona and Leona May Gonzalez, located at 495 W. 5880 N., Oakley, UT 84055, more particularly described as follows:

See Exhibit A attached hereto.


Legal work was performed by employees of Huntsman | Lofgran | Walton, PLLC, including but not limited to Michael R. Lofgran who verifies by signing this Notice that the subject real property owned by Randal Ray Castona is the subject of work performed by Huntsman | Lofgran | Walton, PLLC, or is connected with work performed by Huntsman | Lofgran | Walton, PLLC, for Randal Ray Castona and that Huntsman | Lofgran | Walton, PLLC; that written demand for payment of the amounts owed Huntsman | Lofgran | Walton, PLLC, for the work done for Randal Ray Castona was made on August 23, 2023; and that Randal Ray Castona has failed to render full payment within thirty (30) days after the day on which Huntsman | Lofgran | Walton, PLLC, has made demand.

The date on which Huntsman | Lofgran | Walton, PLLC, first provided services to Randal Ray Castona was May 6, 2009. The amount of attorney's fees and costs owed Huntsman | Lofgran | Walton, PLLC, as of July 31, 2023 is not less than \$36,483.14, plus interest thereon at a monthly rate of one and one-half (1.5%) percent, which constitutes an annual interest rate of

eighteen percent (18%), pursuant to Randal Ray Castona's fee agreement, after considering all offsets and adjustments.

PLEASE TAKE NOTICE: An attorney's lien on real property has its priority the date and time when a notice of lien is filed with the county recorder of the county in which real property that is subject to a lien under this section is located.

DATED this 5th day of December, 2023.


Michael R. Lofgran
Attorney at Law

SUBSCRIBED AND SWORN TO before me this 5th day of December, 2023.




Kevin Park
Notary Public
Residing in the State of Utah

CERTIFICATE OF SERVICE

I hereby certify that on the 5th day of December, 2023, I caused a true and correct copy of the foregoing document to be [] sent via facsimile, [x] sent via certified class mail, [] hand-delivered, [] electronically delivered, to the following:

Randal Castona & Leona Gonzalez
495 W. 5880 N.
Oakley, UT 84055

/s/ Kevin Park

Exhibit A

Parcel Numbers: FBD-1 & FBD-2

Legal Description for Parcel FBD-1: LOT 1, FIVE BAR DASH SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY
RECORDERS OFFICE CONT 8.121 AC (LESS 0.11 AC 1194-374 FBD-1-A)(LESS 0.16 AC
1199-182 FBD-1-B) BAL 7.85 A

Legal Description for Parcel FBD-2: LOT 2, FIVE BAR DASH SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY
RECORDERS OFFICE CONT 5.258 AC (LESS 0.15 AC 1199-182 FBD-1-B)BAL 5.11 AC