

WHEN RECORDED, RETURN TO:

Justin E. Scott
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NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that HANSEN/ALL SEASON INSULATION (“**Claimant**”), located at 175 S. Geneva Road, Lindon, UT 84042, and whose telephone number is (801) 7854800, claims and holds a construction lien, pursuant to Utah Code section 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein, including any leasehold interests, described hereinafter. Claimant’s lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real properties in Draper, Salt Lake County, State of Utah, being more particularly described as follows:

PARCEL NO.	PROPERTY ADDRESS	LEGAL DESCRIPTION
34-07-203-056-0000	14392 S CHAMP CV, DRAPER, UT	UNIT 142, BLDG 8, STERLING HEIGHTS
34-07-203-057-0000	14396 S CHAMP CV, DRAPER, UT	UNIT 143, BLDG 8, STERLING HEIGHTS
34-07-203-053-0000	14382 S CHAMP CV, DRAPER, UT	UNIT 139, BLDG 8, STERLING HEIGHTS
34-07-203-054-0000	14384 S CHAMP CV, DRAPER, UT	UNIT 140, BLDG 8, STERLING HEIGHTS
34-07-203-055-0000	14388 S CHAMP CV, DRAPER, UT	UNIT 141, BLDG 8, STERLING HEIGHTS

(the “**Properties**”).

2. To the best of Claimant’s knowledge, STERLING HEIGHTS LLC is the record owner and/or reputed owner of the Properties.

3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of THE BUILDING GROUP.


4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the principal amount of at least TWENTY-FOUR THOUSAND FOUR HUNDRED NINETY-TWO AND 00/100 U.S. DOLLARS (\$24,492.00), plus interest, attorney fees, and costs, which amount could change, should additional credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about December 4, 2023, and provided the last services, labor, materials and/or equipment on or about December 4, 2023.

6. **PROTECTION AGAINST LIENS AND CIVIL ACTION.** Notice is hereby provided in accordance with Utah Code §38-11-108 that under Utah law an “owner” may be protected against liens being maintained against an “owner-occupied residence” and from other civil action being maintained to recover monies owed for “qualified services” performed or provided by suppliers and subcontractors as part of this contract, if either section (1) or (2) is met: (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed, and (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000. An owner who can establish compliance with either section (1) or (2) may perfect the owner’s protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rlrf.

DATED: March 5, 2024.

HANSEN/ALL SEASON INSULATION

By: 
Justin E. Scott
Its: Attorney and Authorized Agent

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

On March 5, 2024, Justin E. Scott, personally appeared before me and stated and swore under oath that he is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on Claimant’s behalf, that he is authorized by Claimant to sign on its behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his knowledge.




UTAH NOTARY PUBLIC

CERTIFICATE OF MAILING

I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, on March 5, 2024, to the following:

STERLING HEIGHTS LLC
P.O. Box 951109
South Jordan, UT 84095

Cert. Mail No. 9589 0710 5270 0839 922419

