

DOC ID 20230007112

Notice of Lien Page 1 of 2

Gary Christensen Washington County Recorder  
03/16/2023 02:48:41 PM Fee \$40.00 By JENKINS  
BAGLEY SPERRY, PLLC

Recorded at request of:  
Coral Canyon Master Residential Owners Association

WHEN RECORDED, RETURN TO:  
Jenkins Bagley Sperry, PLLC  
Attn: Bruce C. Jenkins  
285 W. Tabernacle St., Suite 301  
St. George, UT 84770

Certified Mail Receipt Article Number(s): 7022 2410 0002 2731 8290, 7022 2410 0002 2731 8306, 7022 2410 0002 2731 8252, 7022 2410 0002 2731 8269, 7022 2410 0002 2731 8276, 7022 2410 0002 2731 8283, 7022 2410 0002 2731 8243

**AMENDED NOTICE OF DELINQUENT ASSESSMENT AND CONTINUING LIEN  
AND REQUEST FOR NOTICE**

**KNOW ALL PERSONS:** The undersigned, on behalf of Lien Claimant hereby claims a continuing lien and files this Amended Notice of Delinquent Assessment and Continuing Lien and Request for Notice ("Notice") for unpaid assessments and charges (as noted below) against the individual lot or unit noted below and the interest in those common areas appertaining to such lot or unit, if any. This Notice amends the Notice and Claim of Lien recorded on January 11, 2023, as Doc No. 20230000916, in the records of the Washington County Recorder.

Parcel Number: **W-HPCC-A4-1-302-CC**

Property Address: **461 Highland Pkwy, Washington, Utah 84780**

Legal Description: Located in Washington County:  
Lot 302, Highland Park Area 4 Phase 1 Subdivision 2nd Amended, according to the official plat thereof, as recorded in the office of the Washington County Recorder, State of Utah. Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity. Subject To: Property taxes for the year 2018 and thereafter; covenant, conditions, and restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Reputed Owner: **West Bench, LLC**

Lien Claimant: Coral Canyon Master Residential Owners Association ("Association"), Attn: Jenkins Bagley Sperry, PLLC, 285 W. Tabernacle, Suite 300, St. George, UT 84770.

The above identified property is subject to a continuing lien for all accrued and future assessments, interest, charges, fees and costs, which as of March 1, 2023, totals:

Assessments, late fees, interest:	\$ 706.50
Amended Lien Fees <sup>1</sup> :	\$ 924.00
<b>TOTAL:</b>	<b>\$ 1,631.50</b>

The Association may bring an action to obtain a judgment or foreclose this lien. The Association is further entitled to recover attorney's fees, court costs, and expenses of collection. **Request is hereby made that a copy of any notice of default and a copy of notice of sale under any trust deed, lien or mortgage**

<sup>1</sup>Amended Lien fees include, but may not be limited to, attorney pre-lien letter if any, preparation of lien, lien release, and related documents, recording fees and attorney fees.

instrument and any and all payments made to cure this debt must be made directly to the office of Jenkins Bagley Sperry, PLLC, Attn: Collections Department, in certified funds payable to "Jenkins Bagley Sperry, PLLC, Client Trust Account."

DATED this 16<sup>th</sup> day of March, 2023.

JENKINS BAGLEY SPERRY, PLLC

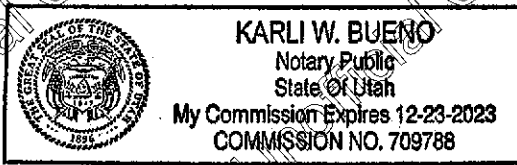
*Bruce C. Jenkins*  
Bruce C. Jenkins, Attorney for  
Coral Canyon Master Residential Owners Association

STATE OF UTAH

ss.

County of Washington )

On the 16<sup>th</sup> day of March, 2023, personally appeared before me Bruce C. Jenkins, the signer of the foregoing instrument, who duly acknowledged before me that he executed the same.



*Karli W. Bueno*  
Notary Public

PLEASE BE ADVISED THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. UNLESS YOU DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION THEREOF, BY NOTIFYING THIS OFFICE IN WRITING WITHIN THIRTY (30) DAYS AFTER RECEIPT OF THIS DOCUMENT, WE WILL ASSUME THE DEBT IS VALID. IF WITHIN SUCH 30-DAY PERIOD YOU NOTIFY US IN WRITING THAT YOU DISPUTE THE DEBT, OR ANY PORTION THEREOF, WE WILL OBTAIN VERIFICATION OF THE DEBT OR A COPY OF THE JUDGMENT AGAINST YOU AND A COPY OF SUCH VERIFICATION OR JUDGMENT WILL BE MAILED TO YOU. ALSO, UPON YOUR WRITTEN REQUEST WITHIN THIRTY (30) DAYS, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. ALTHOUGH FEDERAL LAW GIVES YOU THIRTY DAYS TO DISPUTE THE VALIDITY OF THE DEBT, THE LAW DOES NOT PROHIBIT ALL ACTIVITIES TO COLLECT THE DEBT DURING THAT 30-DAY PERIOD. See generally 15 U.S.C.A. §1692, et seq.