

Notice of Lien Page 1 of 2
Gary Christensen Washington County Recorder
09/19/2024 10:46:49 AM Fee \$40.00 By JENKINS
BAGLEY SPERRY, PLLC

Recorded at request of:
Brio Homeowners Association, Inc.

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

**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 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.

Parcel Number: **W-BRIO-6B-654**

Property Address: **347 W Camino Borde, Washington, Utah 84780**

Legal Description: Located in Washington County:
Lot 654, Brio - Phase 6B, according to the official plat thereof as recorded in the office of the Washington County Recorder.
Together with all improvements and appurtenances there unto belonging.

Reputed Owner: **Clearstone LLC, a Utah limited liability company**

Lien Claimant: Brio Homeowners Association, Inc. ("Association"), Attn: Jenkins Bagley Sperry, PLLC, 285 W. Tabernacle, Suite 301, 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 September 1, 2024, totals:

| | |
|-----------------------------------|--------------------|
| Assessments, late fees, interest: | \$ 1,372.73 |
| Lien Fees ¹ : | <u>\$ 1,559.07</u> |
| TOTAL: | \$ 2,931.80 |

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 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."**

¹Lien fees include, but may not be limited to, attorney pre-lien letter if any, prior collection processes, preparation of lien, lien release, and related documents, recording fees and attorney fees.

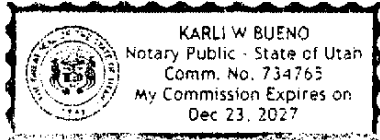
DATED this 18th day of September, 2024.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins
Bruce C. Jenkins, Attorney for
Brio Homeowners Association, Inc.

STATE OF UTAH)
 : ss.
County of Washington)

On the 18th day of September, 2024, 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.