

Recorded at request of:  
Gables at Saratoga Springs 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

ENT 31932:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 May 18 03:31 PM FEE 40.00 BY AR  
RECORDED FOR Jenkins Bagley Sperry, PLLC  
ELECTRONICALLY RECORDED

Certified Mail Receipt Article Number(s): 9589 0710 5270 0181 0133 53

**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: **40:456:0203**

Property Address: **1601 North Venetian Way, Saratoga Springs, Utah 84045-3150**

Legal Description: Located in Utah County:  
Lot 203, Phase 2A, Gables at Saratoga Springs, PUD Subdivision, Saratoga Springs, Utah, according to the official Plat thereof on file in the Office of the Recorder, Utah County, Utah. Tax ID # 40-4S6-0203 Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

Reputed Owner: **Ricardo Suescun, a married man**

Lien Claimant: Gables at Saratoga Springs Homeowners Association, Inc. ("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 May 12, 2023, totals:

Assessments, late fees, interest:	\$ 1,760.70
Lien Fees <sup>1</sup> :	<u>\$ 1,244.70</u>
<b>TOTAL:</b>	<b>\$ 3,005.40</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 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."**

<sup>1</sup>Lien 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 18<sup>th</sup> day of May, 2023.

**JENKINS BAGLEY SPERRY, PLLC**

Bruce C. Jenkins  
Bruce C. Jenkins, Attorney for  
Gables at Saratoga Springs Homeowners Association, Inc.

STATE OF UTAH     )  
                              : ss.  
County of Washington )

On the 18<sup>th</sup> day of May, 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.**