Recorded at request of: Saratoga Springs Owners 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 55605: 2023 PG 1 of 2 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Aug 24 09:56 AM FEE 40.00 BY AR RECORDED FOR Jenkins Bagley Sperry, PLLC ELECTRONICALLY RECORDED

Certified Mail Receipt Article Number(s): 9589 0710 5270 0181 3131 18, 9589 0710 5270 0181 3131 25

## NOTICE OF DELINQUENT ASSESSMENT AND CONTINUING LIENGER 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:

53:498:0017

Property Address:

2323 S. Long Drive, Saratoga Springs, Utah 84045-5165

Legal Description:

Located in Utah County:

Lot 3-F, Talons Cove Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder. Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020

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taxes and thereafter.

Reputed Owner:

Christie Lee Hinton, Single Woman

Lien Claimant: Saratoga Springs Owners 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 August 1, 2023, totals:

Assessments, late fees, interest: \$ 1,203.09

Lien Fees<sup>1</sup>:

\$ 1,151.25

TOTAL:

\$ 2,354.34

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>&</sup>lt;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 23 day of August, 2023.

JENKINS BAGLEY SPERRY, PLLC

ruce C. Jenkins, Attor

Saratoga Springs Owners Association, Inc.

STATE OF UTAH

SS.

County of Washington

On the 23 day of August, 2023, personally appeared before me Bruce C. Jenkins, the signer of the foregoing instrument, who duly acknowledged before me that he executed the same.



Notary Public
State Of Utah
My Commission Expires 12-23-2023
COMMISSION NO. 709788

Haur D. Freno Notary Public

PLEASE BE ADVISED THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.