

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 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: **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 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 ¹ :	<u>\$ 1,151.25</u>
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."**

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.

