

Recorded at request of:  
Traverse Mountain Master Association

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

ENT 78467:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 07 04:48 PM FEE 40.00 BY CS  
RECORDED FOR Jenkins Bagley Sperry, PLLC  
ELECTRONICALLY RECORDED

**NOTICE OF DELINQUENT FINES AND CONTINUING LIEN  
AND REQUEST FOR NOTICE**

**KNOW ALL PERSONS:** The undersigned, on behalf of Lien Claimant hereby claims a continuing lien for unpaid fines 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: **65:560:0405**

Property Address: **3953 N Mountain View Rd, Lehi, Utah 84043**

Legal Description: Located in Utah County:  
Lot 405, Phase 4, Crossing at Traverse, a Planned Residential Community, according to the plat thereof as recorded in the office of the Utah County Recorder. Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record. TOGETHER WITH all improvements and appurtenances thereunto belonging.

Reputed Owner: **Cuc Thi Tu and Ben Nguyen, husband and wife (as to an undivided 50% interest), and Tam Le (as to an undivided 50% interest), as tenants in common**

Lien Claimant: Traverse Mountain Master 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 fines, fees and costs, which as of November 1, 2024, totals:

|                        |                    |
|------------------------|--------------------|
| Fines:                 | \$ 1,200.00        |
| Lien Fees <sup>1</sup> | \$ 561.69          |
| <b>TOTAL:</b>          | <b>\$ 1,761.69</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.

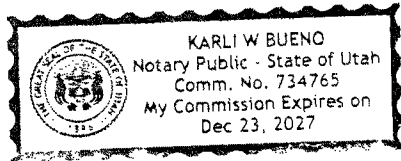
DATED this 6<sup>th</sup> day of November, 2024.

**JENKINS BAGLEY SPERRY, PLLC**

Bruce C. Jenkins  
Bruce C. Jenkins, Attorney for  
Traverse Mountain Master Association

STATE OF UTAH     )  
                              : ss.  
County of Washington )

On the 6<sup>th</sup> day of November, 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. 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.*