

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 78471:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 07 04:55 PM FEE 40.00 BY CS
RECORDED FOR Jenkins Bagley Sperry, PLLC
ELECTRONICALLY RECORDED

**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: **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 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 November 1, 2024, totals:

Assessments, late fees, interest:	\$ 670.00
Lien Fees ¹ :	<u>\$ 1,471.70</u>
TOTAL:	\$ 2,141.70

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.

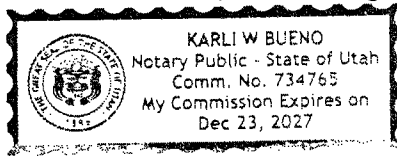
DATED this 6th day of November, 2024.

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 6th 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.