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Rhonda Francis Summit County Recorder

10/13/2023 11:59:49 AM Fee \$40.00

By BABCOCK SCOTT & BABCOCK

Electronically Recorded

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*Attorneys for Plaintiff*

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**IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR  
SUMMIT COUNTY, STATE OF UTAH**

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BIG-D SIGNATURE, LLC., a Utah  
corporation,

Plaintiff,

vs.

TRENT E. TIMMONS, an individual;  
SHELLY TIMMONS, an individual;  
SNOW COUNTRY LODGING, LLC, a  
Utah limited liability company;  
SURETEC INSURANCE COMPANY, a  
Texas corporation; JOHN DOES 1-10, an  
individual,

Defendants.

**LIS PENDENS**

Case No.: 230500447

Judge: Richard Mrazik

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NOTICE IS HEREBY GIVEN that on the 13<sup>th</sup> day of October, 2023, the  
above-captioned action was commenced in the above-entitled Court, wherein  
Plaintiff Big-D Signature, LLC seeks to foreclose its Notices of Construction Lien

filed in the official records of Summit County, State of Utah, covering those certain properties described below:

**LEGAL DESCRIPTION:** UNIT C MOONSHADOW CONDOMINIUM;  
ACCORDING TO THE OFFICIAL PLAT ON FILE IN  
THE SUMMIT COUNTY RECORDERS OFFICE.  
CONT 7,950 SQ FT OR 0.18% AC. TOGETHER WITH  
AN UND 0.13% INT IN THE COMMON AREA.  
2723-310

**PARCEL / SERIAL NO.:** MOONSH-C

**LEGAL DESCRIPTION:** UNIT H MOONSHADOW CONDOMINIUM;  
ACCORDING TO THE OFFICIAL PLAT ON FILE IN  
THE SUMMIT COUNTY RECORDERS OFFICE.  
CONT 21,236 SQ FT OR 0.49 AC. TOGETHER WITH  
AN UND 0.13% INT IN THE COMMON AREA.  
2723-310 2733-1029

**PARCEL / SERIAL NO.:** MOONSH-H

Any and all parties or individuals seeking to acquire or alienate any interest in the above-described properties should take notice of the pendency of the above-entitled action.

To the extent the Notices of Release of Lien and Substitution of Alternate Security filed in the official records of Summit County, State of Utah, covering those certain properties described below (Entry No. 01210041 in Book 2795 at Page 0794; Entry No. 01210042 in Book 2795 at Page 0795) are not valid under Utah Code § 38-1a-804, Plaintiff Big-D Signature, LLC seeks to foreclose its Notices of Construction Lien filed in the official records of Summit County, State of Utah, covering those certain properties described below:

**LEGAL DESCRIPTION:** UNIT A MOONSHADOW CONDOMINIUM;  
ACCORDING TO THE OFFICIAL PLAT ON FILE IN  
THE SUMMIT COUNTY RECORDERS OFFICE.  
CONT 10,347 SQ FT OR 0.24 AC TOGETHER WITH  
AN UND 0.13% INT IN THE COMMON AREA.  
2723-310

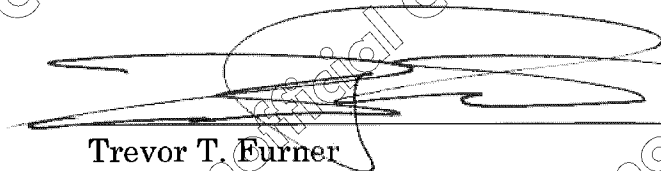
**PARCEL / SERIAL NO.:** MOONSH-A

**LEGAL DESCRIPTION:** UNIT B MOONSHADOW CONDOMINIUM;  
ACCORDING TO THE OFFICIAL PLAT ON FILE IN  
THE SUMMIT COUNTY RECORDERS OFFICE.  
CONT 8,637 SQ FT OR 0.20 AC TOGETHER WITH  
AN UND 0.13% INT IN THE COMMON AREA.  
2723-310

**PARCEL / SERIAL NO.:** MOONSH-B

DATED this 13<sup>th</sup> day of October, 2023.


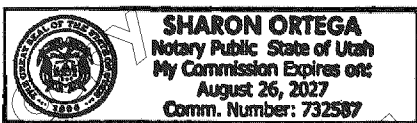
**BABCOCK SCOTT & BABCOCK, P.C.**



Trevor T. Furner  
*Attorneys for Plaintiff*

STATE OF UTAH )  
 )  
 ) ss  
COUNTY OF SALT LAKE )

On this 13<sup>th</sup> day of October, 2023, personally appeared before me Trevor T. Furner, the signer of the above instrument, who duly acknowledged to me that he executed the same.

  
UTAH NOTARY PUBLIC