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Page 1 of 2

Rhonda Francis Summit County Recorder

09/05/2024 08:08:01 AM Fee \$40.00

By JENKINS BAGLEY SPERRY, PLLC

Electronically Recorded

Recorded at request of:
North Bench Farms Home Owners Association

WHEN RECORDED, RETURN TO:

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

**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: **NBF-23**

Property Address: **832 W Celebration Loop, Oakley, Utah 84055**

Legal Description: Located in Summit County:
Lot 23, NORTH BENCH FARMS, according to the official plat thereof, on file and of record in the office of the Summit County Recorder. Subject to easements, restriction and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter. Together with all appurtenances and improvements thereunto.

Reputed Owner: **Curtis Sweeten**

Lien Claimant: North Bench Farms Home Owners 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 July 22, 2024, totals:

Fines:	\$ 720.00
Lien Fees ¹	\$ 561.69
TOTAL:	\$ 1,281.69

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.

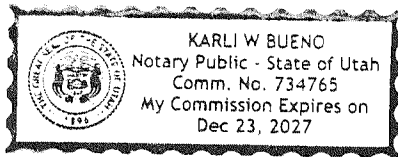
DATED this 4th day of September, 2024.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins
Bruce C. Jenkins, Attorney for
North Bench Farms Home Owners Association

STATE OF UTAH)
 : ss.
County of Washington)

On the 4th day of September, 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.