

**When Recorded, Return To:**

Utah 7000 Cabins, LLC d/b/a Promontory HOMES

8758 N. Promontory Ranch Road

Park City, UT 84098

**NOTICE OF CONSTRUCTION LIEN**

**NOTICE IS HEREBY GIVEN** by Utah 7000 Cabins, LLC d/b/a Promontory HOMES, 8758 N Promontory Ranch Road; Park City, Utah (435-333-4037) (the "Lien Claimant"), that Lien Claimant holds and claims a construction lien (the "Construction Lien") in accordance with the provisions of Utah Code Ann., Section 38-1a-101 et seq. The Construction Lien is upon and against the real property and improvements owned or reputed to be owned by James Whipkey and/or Monte Sereno Devco, LLC. Said real property is located at 8833 Sun Spark Ct; Park City, Summit County, State of Utah, and more particularly described as follows:

A.P.N.: PINNP-6-64

ALL OF LOT 64, PINNACLE AT PROMONTORY PHASE 6 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, STATE OF UTAH.

James Whipkey (as authorized agent for Monte Sereno Devco LLC) with the address of 4 Audubon Hollow Lane; Houston, TX 77027 employed the Lien Claimant as General Contractor furnishing labor, equipment, materials, management, and supervision, for the benefit and improvement of the above-described real property. The Lien Claimant first provided materials and services on or about May 19, 2023, and last provided materials and services on December 17, 2025. The Lien Claimant claims the principal amount of \$3,338,949.50 under the Construction Lien. The Lien Claimant also claims that it is entitled to recover interest pursuant to Utah Code Ann., Section 38-1a-309, costs pursuant to Utah Code Ann. Section 38-1a-706, and attorney fees pursuant to Utah Code Ann. Section 38-1a-70 (interest, costs, and attorney fees are also payable pursuant to the contract between Lien Claimant and the identified owner).

**PROTECTION AGAINST LIENS AND CIVIL ACTION**

NOTICE IS HEREBY PROVIDED in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as part of this contract, if either section (1) or (2) is met: (1) (A) THE OWNER ENTERED INTO A WRITTEN CONTRACT WITH AN ORIGINAL CONTRACTOR, A factory built housing retailer or a real estate developer; (b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed, and (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000. (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at [www.dopl.utah.gov/rtrf](http://www.dopl.utah.gov/rtrf).

Utah 7000 Cabins, LLC d/b/a Promontory HOMES.

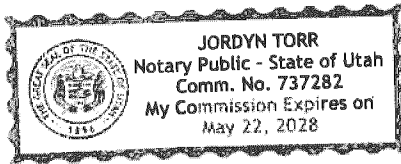
By: 


Scott Ilizaliturri, President

**Acknowledgement**

State of Utah                    )  
  : ss.  
County of Summit            )

On this the 17<sup>th</sup> day of December, 2025, personally appeared before me, Scott Ilizaliturri whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and who by me duly sworn, did say that they are an agent of Utah 7000 Cabins, LLC d/b/a Promontory HOMES. and that said document was signed by him in behalf of said company by Authority of its Bylaws, or Resolution of its Board of Directors, and said Scott Ilizaliturri acknowledged to me that said company executed the same.



  
NOTARY PUBLIC FOR UTAH  
Residing at: Summit County, UT  
My Commission Expires: 5/22/2028