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3/28/2019 4:46:00 PM \$10.00
Book - 10764 Pg - 7971
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MORRIS SPERRY
BY: eCASH, DEPUTY - EF 1 P.

When recorded mail to:
Quinn A. Sperry
MORRIS SPERRY
7070 South Union Park Center, Suite 220
Midvale, Utah 84047

Certified Mail Receipt Article No.: 9314 7699 0430 0055 6191 55

HOMEOWNERS ASSOCIATION NOTICE OF LIEN

Sunnybrook Park Homeowners' Association, Inc. (the "Association"), through the undersigned, hereby notifies all persons that the certain real property identified below, and owned or purportedly owned by **Petelo Tupou and Rosalynn Tupou** (the "Owner"), is subject to a continuing lien in favor of the Association pursuant to Utah's Community Association Act (Utah Code Ann. § 57-8a-101 *et seq.*) and the Association's governing documents.

Address, Legal Description, and Parcel No. of Property Subject to Lien: 4127 S. Sunnypark Lane, West Valley City, UT 84119, and lying in Salt Lake County (the "Property"), and more particularly described as follows:

LOT 44, SUNNYBROOK PARK PLAT #1, PUD.

Parcel No.: 21-04-101-018.

Owner's Mailing Address: 4127 S. Sunnypark Lane, West Valley City, UT 84119.

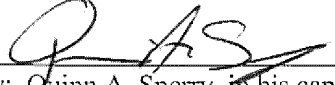
As of March 28, 2019, the amount of the lien against the Property is **\$1,887.73**, which is calculated as follows: \$1,887.73 in unpaid assessments and common area fees, late fees or charges, interest, attorneys' fees, costs, and other collection costs; plus \$0.00 in unpaid fines. The balance of the lien shall increase by future accruing assessments, common area fees, late fees/charges, interest, fines, attorneys' fees and collection costs, and other costs assessed to the Owner's account with the Association, less any payments or credits until such lien is released.

In accordance with Utah statute, a copy of this notice will be sent to the Owner. To the extent that the Owner has discharged the Owner's personal liability for all, or a portion of, the lien through bankruptcy proceedings, this notice reflects a debt against the Property and is not an attempt to collect a debt from the Owner personally for the amount of such debt that has been discharged.

Lien Claimant: Sunnybrook Park Homeowners' Association, Inc., c/o Quinn A. Sperry, 7070 South Union Park Center, Suite 220, Midvale, Utah, 84047; Phone: 801-790-9004.

Dated: March 28, 2019.


SUNNYBROOK PARK HOMEOWNERS' ASSOCIATION, INC.


By: Quinn A. Sperry, in his capacity as
Attorney for Lien Claimant

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

On March 28, 2019, Quinn A. Sperry personally appeared before me, subscribed and sworn and the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




Notary Public

THIS LAW FIRM IS A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED CAN AND WILL BE USED FOR THAT PURPOSE.