

ENT 13639 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 26 08:39 AM FEE 40.00 BY MG  
RECORDED FOR Fabian & Clendenin, P.C. db  
ELECTRONICALLY RECORDED

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Attorneys for Plaintiffs

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**IN THE FOURTH DISTRICT COURT  
UTAH COUNTY, STATE OF UTAH**

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JOSHUA COOK, an individual; and SAMUEL COOK, an individual

Plaintiffs,

v.

LORI ANN SIMONS, an individual; JUSTIN GUTHRIE, an individual; and GUTHRIE TRUCKING LLC, a Utah limited liability company.

Defendants.

**NOTICE OF LIS PENDENS**

Civil No. 250400959

Judge: Sean Petersen

NOTICE IS HEREBY GIVEN of the pendency of the above-entitled action and all claims, causes of action, allegations, defenses, and motions set forth therein affecting the real property in Utah County, Utah described as follows (the "Property"):

Property Address: 13460 S SR-198 - SANTAQUIN

Mailing Address: 13460 S HIGHWAY 198 - SANTAQUIN, UT 84655-9674

Parcel No: 30:091:0047

Description: COM S 0 DEG 35' 31" E 28 FT ALONG 1/16 SEC. LINE FR NW COR. OF THE SE 1/4 OF THE SW 1/4, SEC. 31, T9S, R2E, SLB&M.; S 0 DEG 35' 31" E 373.91 FT ALONG 1/16 SEC. LINE; N 56 DEG 43' 17" E 693.79 FT ALONG W-LY ROW OF HWY; S 89 DEG 19' 58" W 583.92 FT TO BEG. AREA 2.504 AC.

Parcel / Serial No. 30:091:0047

The object of the action is the claim of Plaintiffs in the above captioned matter to a mortgage and/or equitable lien against the Property.

DATED this 25<sup>th</sup> day of February, 2025

  
/s/ Clint R. Hansen

Clint R. Hansen  
Colby J. Harmon  
FABIAN VANCOTT  
*Attorneys for Plaintiffs*

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

The foregoing Notice of Lis Pendens was acknowledged before me this 25<sup>th</sup> day of February, 2025, by Clint R. Hansen.

  
NOTARY PUBLIC

