

JONATHAN HOPKINS

5093 S 2875 W

ROY, UT 84067

(385) 206-9169

JONSHANDYMAN2011@GMAIL.COM

14272285 B: 11509 P: 2109 Total Pages: 4
08/02/2024 03:39 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JONATHAN HOPKINS
5093 S 2875 W ROY, UT 84067



Space above this line for recorder's use only

UTAH NOTICE OF CONSTRUCTION LIEN

STATE OF UTAH

COUNTY OF SALT LAKE

Notice is hereby given that this Construction Lien, the "Lien," is filed as of 08/02/2024, (the "Effective Date"), by JONATHAN HOPKINS, located at 5093 S 2875 W, ROY, UTAH, 84067, with the phone number (385) 206-9169, and with the license number of 13826000-5500 issued on 03/02/2024 and expiring on 11/30/2025, (the "Claimant"), claims a construction lien in the sum of \$4500 for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by KYEONG T MIN (collectively, the "Owner"), located at 2029 E HIGHLAND CIRCLE, SALT LAKE CITY, UTAH, 84109, and with the legal description of: 16-27-101-009-0000: LOT 4, HIGHLAND VALE SUB 05133-0346 11336-9249 (the "Property").

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

06

The Claimant and KYEONG MIN entered into a contract on 06/28/2024 whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property (the "Work"): INSTALL CARPET AND SHELVES; PAINTED DOORS, TRIM, AND BASEBOARDS;
INSTALLED HVAC VENTS; CALCULATED AIRFLOW AND ADJUSTED ACCORDINGLY;
REPAIRED TOILET; INSTALLED DOORS,
for the total amount of \$4500.

The first day of the Work on the Property by the Claimant was 06/28/2024. The last day of the Work on the Property by the Claimant was 07/10/2024 (the "Completion Date").

As of the Effective Date, the Claimant has: (check one)

- ☐ Received payment of \$[AMOUNT RECEIVED].
☒ NOT received any payment.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that claim amount of \$4500 is justly due to the Claimant.

In accordance with Utah Code Ann. § 38-11-107, if the Lien is against an owner-occupied residence, as defined in Utah Code Ann. § 38-11-102, the owner may take steps to require the Claimant to remove the Lien under the Residence Lien Restriction and Lien Recovery Fund Act if one (1) of the following circumstances applies:

- (i) The owner meets the conditions described in Subsections 38-11-204(4)(a) and (b); or
- (ii) (A) a subsequent owner purchases a residence from an owner;
(B) the subsequent owner who purchase the residence under Subsection (1)(a)(ii)(A) occupies the residence as a primary or secondary residence within 180 days from the date of transfer or the residence is occupied by the subsequent owner's tenant or lessee as a primary or secondary residence within 180 days from the date of transfer; and
(C) the owner from whom the subsequent owner purchased the residence met the conditions described in Subsections 38-11-204(a) and (b).

Owners must apply for a Certificate of Compliance with the Department of Commerce, Division of Occupational and Professional Licensing in order to obtain protection from the Residence Lien Restriction and Lien Recovery Fund Act.

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

Claimant Signature:  **Date:** 08/02/2024

Claimant Printed Name: JONATHAN HOPKINS

Sign

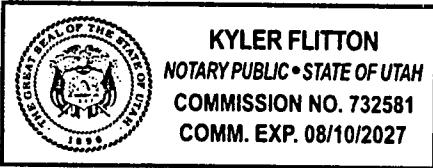
NOTARY ACKNOWLEDGMENT

State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 2nd August 2024, by the undersigned, Jonathan Hopkins, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Kyler Flitton
Notary Public

My Commission Expires: 8/10/2027



PROOF OF SERVICE

I, [SERVER NAME] (the "Server"), served a copy of the Construction Lien in the following manner:

Owner or Purported Owner Name: [RECIPIENT NAME] (the "Recipient")

Address: [RECIPIENT ADDRESS]

Date of Service: [MM/DD/YYYY] Time: [HH:MM] ☐ AM ☐ PM

The Recipient received the documents by: (check one)

☐ - **Mail.** The Server sent the documents in the mail via: (check one)

☐ Standard Mail

☐ Certified Mail

☐ FedEx

☐ UPS

☐ Other: [OTHER MAIL TYPE].

☐ - **Direct Service.** The Server handed the documents to a person identified as the Recipient.

☐ - **Someone at the Residence/Workspace.** The Server handed the documents to a person who identified as living/working at the residence/workspace and stated their name is: [RECIPIENT NAME].

☐ - **Left at the Residence/Workspace.** The Server left the documents in the following area: [DESCRIBE DROP-OFF LOCATION].

☐ - **Recipient Rejected Delivery.** The Server delivered the documents to the Recipient in person and the Recipient did not accept delivery.

☐ - **Other:** [OTHER DELIVERY METHOD].

I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server's Signature: _____ Date: [MM/DD/YYYY]

Printed Name: [SERVER NAME]