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When recorded, return to:
Steve S. Christensen, Esq.
Christensen Law, Counselors and Practitioners
261 East Broadway, Suite 150
Salt Lake City, UT 84111
(801) 303-5800

14337871 B: 11545 P: 7825 Total Pages: 2
01/21/2025 04:47 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To CHRISTENSEN LAW COUNSELORS
261 E BROADWAY #150 SALT LAKE CITY, UT 84111



NOTICE OF ATTORNEY'S LIEN

The undersigned, Steve S. Christensen of Christensen Law, Counselors and Practitioners PLLC, 261 East Broadway, Suite 150, Salt Lake City, Utah 84111, Tel: (801) 303-5800, hereby gives notice of its claim and lien upon any interest in real property, any right to payment whatsoever (including alimony), or any property Maria Delgado De-Quirarte ("Ms. Quirarte") has stemming from the divorce decree in Case No. 214904842, Utah Third Judicial District Court in and for Salt Lake County. Such properties or interests are the subject of or connected to the work performed and services provided by the attorney (Steve S. Christensen/Christensen Law) for the client, Ms. Quirarte.

Such property interests or rights to payment include, but are not limited to the following:

1. Alimony payments, as set forth in the Decree of Divorce
2. Division/payment of monetary assets, judgments, or amounts, as set forth in the Decree of Divorce
3. Equitable interest in the real property described below, as set forth in the Decree of Divorce

As defined by the decree of divorce Ms. Quirarte has an equitable or other interest in the real property that was the marital home. Its legal description is set forth below:

Parcel # 08-22-352-021-0000

"LOT 75, WESTPOINTE PLAT A SUB AM'D 5103-0690, 5397-1316 5807-0549
THRU 0553 5838-1548 9803-1896 10083-1536."

Payment on the entire amount owing is requested/demanded from Ms. Quirarte monthly, including a request issued/received by Ms. Quirarte on or about November 30, 2024, which has not been paid in full. The amount that is still outstanding from the November 2024 request totals \$18,816.24, as of January 3, 2025. The amount owing includes contractual interest of 18% per annum.

The amount owed by Ms. Quirarte to Christensen Law, Counselors and Practitioners PLLC, is for fees and costs owed for representation in the above-referenced litigation, representation, and provision of services. Ms. Quirarte did not satisfy the aforementioned November 30, 2024 invoice/demand within 30 days of it being delivered, nor one or more previous invoices or demands within 30 days of them being delivered or made. Work for Ms. Quirarte began as early as April 9, 2024.

Notice of Attorney's Lien
Maria Quirarte
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The amount demanded hereby is \$18,816.24, which is the reasonable value of the work performed that has not been paid plus interest already accrued and still accruing thereon.

Notice is hereby given that additional charges and interest have accrued after November 2024 and will accrue after the date of this lien notice. This lien applies to and attaches to the extent permitted under the provisions of Utah Code Ann. § 38-2-7, which entitles the undersigned to the attorney's lien noticed above. This lien does not and is not intended to apply to any property, right, or interest that does not belong to Ms. Quirarte.

DATED this 17th day of January 2025.

CHRISTENSEN LAW COUNSELORS
AND PRACTITIONERS PLLC



By: Steve S. Christensen
Its: Manager

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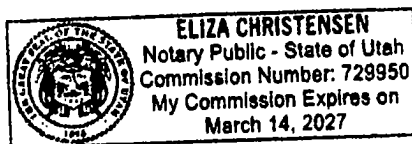
STATE OF UTAH

§:

COUNTY OF SALT LAKE

Subscribed, sworn to, and acknowledged before me, a notary public, on the date noted below, by Steve S. Christensen, who is known by me to be an authorized representative of Christensen Law, Counselors and Practitioners PLLC.

DATED this 17th day of January 2025.


NOTARY PUBLIC

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Maria Quirarte
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